



City of Nedlands

# ***Agenda***

## ***Council Meeting***

***16 December 2014***

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on Tuesday, 16 December 2014 in the Council Chambers at 71 Stirling Highway Nedlands commencing at 7.00pm.

Greg Trevaskis  
**CHIEF EXECUTIVE OFFICER**  
10 December 2014



## Table of Contents

Declaration of Opening .....	4
Present and Apologies and Leave Of Absence (Previously Approved) .....	4
Presentation – Freeman of the City of Nedlands .....	4
1. Public Question Time .....	5
2. Addresses by Members of the Public.....	5
3. Requests for Leave of Absence .....	5
4. Petitions .....	5
5. Disclosures of Financial Interest .....	5
6. Disclosures of Interests Affecting Impartiality.....	6
7. Declarations by Members That They Have Not Given Due Consideration to Papers.....	6
8. Confirmation of Minutes .....	6
8.1 Ordinary Council meeting 25 November 2014 .....	6
9. Announcements of the Presiding Member without discussion .....	6
10. Members announcements without discussion.....	6
11. Matters for Which the Meeting May Be Closed .....	7
12. Divisional reports and minutes of Council committees and administrative liaison working groups.....	7
12.1 Minutes of Council Committees .....	7
12.2 Planning & Development Report No's PD47.14 to PD51.14 (copy attached) .....	8
PD47.14 Scheme Amendment 204 – Initiation Report (Proposal to Re-zone Captain Stirling Site).....	8
PD48.14 (Lot 4) No. 4/95 Stirling Highway, Nedlands – Retrospective Air-Conditioning Condenser Units and Prospective Acoustic Screen.....	9
PD49.14 Scheme Amendment 202 – Initiation Report (Proposal to Re-zone Land for Multi-use Dwelling) .....	11
PD50.14 Department of Education – Extension to Lease Area at Nedlands Park Early Learning Centre – 150 Melvista Avenue, Nedlands.....	12
PD51.14 Sustainable Nedlands Committee – Appointment of Committee Members.....	15
12.3 Technical Services Report No's TS19.14 to TS23.14 (copy attached) .....	16
TS19.14 Tender No. 2014/15.02 – Supply and Delivery of Drainage Materials .....	16
TS20.14 Delegation of Authority – Awards of Tenders During the Council Recess .....	17
TS21.14 Proposed Parking Restrictions in Webster Street and Elizabeth Street, Nedlands.....	18
TS22.14 Gordon Street – Removal of Speed Humps at Williams Road and Clifton Street .....	19
TS23.14 Review of Administration Decision to Refuse Nature Strip Development Application .....	20
12.4 Community & Organisational Development .....	21

12.5	Corporate & Strategy Report No CPS36.14 to CPS37.14 (copy attached) .....	22
CPS36.14	List of Accounts Paid – October 2014.....	22
CPS37.14	Corporate Business Plan – Quarter 1 2014/15 .....	23
13.	Reports by the Chief Executive Officer .....	24
13.1	Common Seal Register Report – .....	24
13.2	List of Delegated Authorities – November 2014.....	25
13.3	No. 47 (Lot 468) Meriwa Street Nedlands – Retrospective Air-Conditioner & Proposed Screen Enclosure and Portion of Front Fence – Reconsideration of Decision Under Section 31 of the State Administrative Tribunal (SAT) Act 2004. ....	26
13.4	Tender No. 2014/15.08 – Demolition and Construction of Clubrooms at the David Cruickshank Reserve, Dalkeith.....	30
13.5	Monthly Financial Report – November 2014 .....	37
13.6	Investment Report – November 2014 .....	41
13.7	Proposals to the Local Government Advisory Board.....	43
14.	Elected Members Notices of Motions of Which Previous Notice Has Been Given.....	48
15.	Councillor Hassell – Municipal Heritage Register .....	48
16.	Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 24 February 2015.....	52
17.	Urgent Business Approved By the Presiding Member or By Decision .....	52
18.	Confidential Items .....	52
	Declaration of Closure .....	52

## City of Nedlands

### Notice of an Ordinary Meeting of Council to be held at the City of Nedlands Council Chambers, Tuesday 16 December 2014 at 7.00pm

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#### Council Agenda

##### Declaration of Opening

The Presiding Member will declare the meeting open at 7.00pm and will draw attention to the disclaimer below.

(NOTE: Council at its meeting on 24 August 2004 resolved that should the meeting time reach 11.00 p.m. the meeting is to consider an adjournment motion to reconvene the next day).

##### Present and Apologies and Leave Of Absence (Previously Approved)

**Leave of Absence**                      Councillor R M Binks, Hollywood Ward  
**(Previously Approved)**

**Apologies**                              None at distribution of this Agenda

##### Disclaimer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

##### Presentation – Freeman of the City of Nedlands

The Presiding Member will present Freeman of the City of Nedlands to Emeritus Professor Martyn Webb.

**1. Public Question Time**

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

The order in which the CEO receives registrations of interest shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

**2. Addresses by Members of the Public**

Addresses by members of the public who have completed Public Address Session Forms to be made at this point.

**3. Requests for Leave of Absence**

Any requests from Councillors for leave of absence to be made at this point.

**4. Petitions**

Petitions to be tabled at this point.

**5. Disclosures of Financial Interest**

The Presiding Member to remind Councillors and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision making procedure relating to the matter the subject of the declaration.

However, other members may allow participation of the declarant if the member further discloses the extent of the interest. Any such declarant who wishes to participate in the meeting on the matter, shall leave the meeting, after making their declaration and request to participate, while other members consider and decide upon whether the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

**6. Disclosures of Interests Affecting Impartiality**

The Presiding Member to remind Councillors and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

Councillors and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

The following pro forma declaration is provided to assist in making the disclosure.

"With regard to ..... the matter in item x..... I disclose that I have an association with the applicant (or person seeking a decision). As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

The member or employee is encouraged to disclose the nature of the association.

**7. Declarations by Members That They Have Not Given Due Consideration to Papers**

Members who have not read the business papers to make declarations at this point.

**8. Confirmation of Minutes**

**8.1 Ordinary Council meeting 25 November 2014**

The Minutes of the Ordinary Council Meeting held on 25 November 2014 to be confirmed.

**9. Announcements of the Presiding Member without discussion**

Any written or verbal announcements by the Presiding Member to be tabled at this point.

**10. Members announcements without discussion**

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

**11. Matters for Which the Meeting May Be Closed**

Council, in accordance with Standing Orders and for the convenience of the public, is to identify any matter which is to be discussed behind closed doors at this meeting, and that matter is to be deferred for consideration as the last item of this meeting.

**12. Divisional reports and minutes of Council committees and administrative liaison working groups**

**12.1 Minutes of Council Committees**

This is an information item only to receive the minutes of the various meetings held by the Council appointed Committees (N.B. This should not be confused with Council resolving to accept the recommendations of a particular Committee. Committee recommendations that require Council's approval should be presented to Council for resolution via the relevant departmental reports).

**The Minutes of the following Committee meetings (in date order) are to be received:**

**Council Committee**

**2 December 2014**

Circulated to Councillors on 4 December 2014

**Arts Committee**

**17 November 2014**

Circulated to Councillors on 4 December 2014

**Note: As far as possible all the following reports under items 12.2, 12.3, 12.4 and 12.5 will be moved en-bloc and only the exceptions (items which Councillors wish to amend) will be discussed.**

**12.2 Planning & Development Report No's PD47.14 to PD51.14 (copy attached)**

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

<b>PD47.14</b>	<b>Scheme Amendment 204 – Initiation Report (Proposal to Re-zone Captain Stirling Site)</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	RPS Australia East Pty Ltd
<b>Owner</b>	Various
<b>Officer</b>	Christie Downie – Sustainable Planning Officer
<b>Director</b>	Peter Mickleson – Planning & Development
<b>File Reference</b>	PLAN-PA-00005
<b>Previous Item</b>	N/A

**Committee Recommendation / Recommendation to Committee**

**Council does not proceed with the Scheme Amendment No. 204 for the following reasons:**

- 1. The proposal will result in a centre that lacks diversity and does not genuinely contribute to meeting dwelling targets, both key objectives in the state planning framework,**
- 2. The Transport Assessment does not adequately address the traffic and movement issues, and**
- 3. The proposed provisions are not sufficient to address integration with the existing built form.**

<b>PD48.14</b>	<b>(Lot 4) No. 4/95 Stirling Highway, Nedlands – Retrospective Air-Conditioning Condenser Units and Prospective Acoustic Screen</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	Dislocation Holdings Pty Ltd
<b>Owner</b>	Dislocation Holdings Pty Ltd
<b>Officer</b>	Andrew Gizariotis – Planning Consultant
<b>Director</b>	Peter Mickleson – Planning & Development
<b>File Reference</b>	DA2014/29 - ST6/95
<b>Previous Item</b>	D87.06 - 14 November 2006 - Original Four Storey Mixed Use Development - Approved

*Regulation 11(da) – Council did not approve the application for retrospective approval due to the failure of the applicants to comply with the City’s original approval, and because of loss of amenity for the adjoining neighbour.*

#### **Committee Recommendation**

**That Council does not approve the application for retrospective air conditioning condenser units and prospective acoustic screen at (Lot 4) No. 4/95 Stirling Highway Nedlands.**

#### Recommendation to Committee

Council approves the application for retrospective air conditioning condenser units and prospective acoustic screen at (Lot 4) No. 4/95 Stirling Highway Nedlands, in accordance with the application received on 16 January 2014, subject to the following conditions:

1. The development shall at all times comply with the approved plans.
2. Unless otherwise demonstrated that noise from the condenser units complies with the assigned levels of the Environmental Protection (Noise) Regulations 1997 at all times, the air conditioning units shall not be operated outside of 7:00am to 7:00pm on any day.
3. Within 21 days of the date of this approval, the applicant is to lodge with the City an application for Building Permit for the acoustic screen.
4. Within 21 days of approval of the Building Permit, the acoustic screen is to be installed to meet the Environmental Protection (Noise) Regulations 1997.

5. The acoustic screen is to be finished to a professional standard and in a colour that complements the main building, to the satisfaction of the City.
6. Within 14 days of installation of the acoustic screen, the applicant is to provide the City with an acoustic report, prepared by a suitably qualified acoustic engineer, verifying that the air conditioning condenser units meet the Environmental Protection (Noise) Regulations 1997, taking into account the installed acoustic screen.

Advice Notes specific to this proposal:

1. This property is affected by land reserved in the proposed Metropolitan Region Scheme Amendment 1210/41 as shown on the enclosed extract of Main Roads drawings 1.7145 and 1.7138 and will be required for road purposes at some time in the future.
2. The project for the upgrading/widening of Stirling Highway is not in main Roads current 4-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided.
3. A lessor or agent for the lease or sale of the building, or any part thereof, should explicitly make a buyer or lessee of the building, or any part thereof, aware of the requirements of condition (2) and this should be reflected in the terms and conditions of any such lease or sale.

<b>PD49.14</b>	<b>Scheme Amendment 202 – Initiation Report (Proposal to Re-zone Land for Multi-use Dwelling)</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	Planning Solutions (Aust) Pty Ltd
<b>Owner</b>	Stirling 52 Pty Ltd
<b>Officer</b>	Holly White – Strategic Planning Officer
<b>Director</b>	Peter Mickleson – Planning & Development
<b>File Reference</b>	PLAN-PA-00003
<b>Previous Item</b>	D13.05

*Regulation 11(da) – Council formed the view that the rezoning should not be approved as the application did not address concerns relation to density/plot ratios, there being no assurance of residential component within the site, setbacks, building height, bulk and scale.*

#### **Committee Recommendation**

**Council refuses to initiate an Amendment to Town Planning Scheme No. 2 to rezone Lot 7 (No. 52) Stirling Highway, Nedlands from ‘Residential R35’ to ‘Special Use’.**

Recommendation to Committee

Council

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, initiate an Amendment to Town Planning Scheme No. 2 to rezone Lot 7 (No. 52) Stirling Highway, Nedlands from ‘Residential R35’ to ‘Special Use’.

And,

2. Advise the applicant that Council’s preliminary support for the Scheme Amendment is not to be construed as approval of the built form provisions in Table 2, and that reconsideration is expected in regard to these provisions.

<b>PD50.14</b>	<b>Department of Education – Extension to Lease Area at Nedlands Park Early Learning Centre – 150 Melvista Avenue, Nedlands</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	Department of Education
<b>Owner</b>	City of Nedlands
<b>Officer</b>	Rebecca Boley – Property Management Officer
<b>Director</b>	Peter Mickleson – Planning & Development
<b>File Reference</b>	CAP-001914
<b>Previous Item</b>	N/A

*Regulation 11(da) – Committee adopted the Administration’s Recommendation with the addition of a request to investigate the possibility of extending the lease area to encompass the existing adjoining play area, rather than to the East.*

#### **Committee Recommendation**

#### **Council:**

- 1. Consents to the Department of Lands excising noted areas in Attachment 1 with blue and lime green from Class A Reserve 1669 for amalgamation into Reserve 27668 with purpose of kindergarten;**
- 2. Upon finalisation of the boundaries of Reserve 27668, as noted above, agrees to lease to the Department of Education the current lease area along with the areas noted in Attachment 1 with blue ink. The terms of the lease will be based on the City’s standard terms of lease. (This lease area excludes the area outline with lime green ink);**
- 3. Until the finalisation of Reserve 27668 and lease thereof, agrees to a licence by the Department of Education for the use of the area noted in Attachment 1 with blue and yellow ink for the purpose of a kindergarten playground;**
- 4. Delegates to the CEO the power to agree the terms of the licence noted above;**
- 5. Requests that all fees and charges incurred in executing this proposal will be borne by the Department of Education as lessee and licensee of City premises; and**
- 6. Council pursue the possibility of extending the lease area in to the adjoining existing play area.**

Recommendations to Committee

Recommendation 1

Where it is recommended that Council agree to the Department of Education's request, in full –

Council:

1. Consents to the Department of Lands excising noted areas in Attachment 1 with blue, yellow and lime green from Class A Reserve 1669 for amalgamation into Reserve 27668 with purpose of kindergarten;
2. Upon finalisation of the boundaries of Reserve 27668, as noted above, agrees to lease to the Department of Education the current lease area along with the areas noted in Attachment 1 with blue and yellow ink. The terms of the lease will be based on the City's standard terms of lease. (This lease area excludes the area outline with lime green ink);
3. Until the finalisation of Reserve 27668 and lease thereof, agrees to a licence by the Department of Education for the use of the area noted in Attachment 1 with blue and yellow ink for the purpose of a kindergarten playground;
4. Delegates to the CEO the power to agree the terms of the licence noted above; and
5. Requests that all fees and charges incurred in executing this proposal will be borne by the Department of Education as lessee and licensee of City premises.

Recommendation 2

Alternative Recommendation where Council agrees to formalise current use of reserve land and create legal access:

Council:

1. Consents to the Department of Lands excising the area in Attachment 1 with blue ink (area of encroachment) from Class A Reserve 1669 for amalgamation into Reserve 27668 with purpose of kindergarten;
2. Instructs Administration to request the Department of Lands excise area that is the reserve access road from Melvista Avenue, and formalise it as a dedicated road. The City will bear the cost of the relevant survey sketch;
3. Upon finalisation of the boundary of Reserve 27668, as noted above, agrees to lease to the Department of Education the current lease area along with the area noted in Attachment 1 with blue ink (area of encroachment). The terms of the lease will be based on the City's standard terms of lease;
4. Until the finalisation of Reserve 27668 and lease thereof, agrees to a licence by the Department of Education for the use of the area noted in Attachment 1 with blue ink (area of encroachment) for the purpose of a kindergarten playground;
5. Delegates to the CEO the power to agree the terms of the licence noted above;
6. Requests that all fees and charges incurred in this formalisation of the current area used by the Department as their lease area, be borne by the Department of Education as lessee and licensee of City premises; and
7. Refuses to grant any further extension to the Department of Education's leased area.

Recommendation 3

Alternative Recommendation where Council provides legal access but refuses any increase in the lease area:

Council:

1. Agrees to the current reserve access road being formalised as a dedicated road; and
2. Refuses to grant any extension to the Department of Education's leased premises, noting that this requires existing kindergarten playground fencing to be reinstated along lease boundaries.

<b>PD51.14</b>	<b>Sustainable Nedlands Committee – Appointment of Committee Members</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Phoebe Huigens, Policy & Projects Officer
<b>Director</b>	Peter Mickleson, Director Planning & Development
<b>File Reference</b>	PP-EI-00009
<b>Previous Item</b>	N/A

**Committee Recommendation / Recommendation to Committee**

**That Council appoint Esther Buckeridge and Matthew Yap to the Sustainable Nedlands Committee for a period ending at the next ordinary Local Government Election in October 2015.**

**12.3 Technical Services Report No's TS19.14 to TS23.14 (copy attached)**

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

<b>TS19.14</b>	<b>Tender No. 2014/15.02 – Supply and Delivery of Drainage Materials</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Nathan Brewer – Purchasing and Tenders Coordinator
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-PRO-00033
<b>Previous Item</b>	Not Applicable

**Committee Recommendation / Recommendation to Committee****Council:**

1. **Agrees to award Tender No. 2014/15.02 to Icon-Septech Pty Ltd for the Supply and Delivery of Drainage Materials as per the schedule of rates (Attachment 1) submitted; and**
2. **Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

<b>TS20.14</b>	<b>Delegation of Authority – Awards of Tenders During the Council Recess</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Mark Goodlet – Director Technical Services
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-009738
<b>Previous Item</b>	CPS53.12 / TS20.13

**Committee Recommendation / Recommendation to Committee**

**Council agrees to delegate to the Chief Executive Officer, in consultation with the Mayor, the authority to determine tenders in accordance with the *Local Government Act (Functions and General) Regulations 1996* over the Council recess, from 17 December 2014 to 31 January 2015, and to award tenders to a maximum of \$500,000 (excl GST).**

<b>TS21.14</b>	<b>Proposed Parking Restrictions in Webster Street and Elizabeth Street, Nedlands</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Shaun Fletcher – Engineering Technical Officer
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-008110 / TS-008112
<b>Previous Item</b>	TS10.13

Recommendation to Committee

Council:

1. Approves three hour parking in Webster Street on the west side, from 8am – 5pm, Monday to Friday and No Parking on the east side, from 8am – 5pm Monday – Friday; and
2. Approves three hour parking in Elizabeth Street on both sides, from 8am – 5pm, Monday to Friday.

**Note:** *The Committee did not resolve to make a recommendation to Council*

<b>TS22.14</b>	<b>Gordon Street – Removal of Speed Humps at Williams Road and Clifton Street</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Shaun Fletcher – Engineering Technical Officer
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-008113
<b>Previous Item</b>	T3.09

Recommendation to Committee

Council approves the removal of speed humps on Gordon Street at Williams Road and Clifton Street, in line with the current Capital Works Plan.

**Note:** *The Committee did not resolve to make a recommendation to Council*

<b>TS23.14</b>	<b>Review of Administration Decision to Refuse Nature Strip Development Application</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	M Heller and J Phillips
<b>Officer</b>	Andrew Dickson – Manager Parks Services
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	DA14/59; PAR-NSDA-00115
<b>Previous Item</b>	Not Applicable

*Regulation 11(da) – Council formed the view that the existing street tree causes a safety hazard for vehicles, and that it should be removed and replaced with two street trees placed further from the kerb, and of a species which provides a greater ecological benefit than the existing species.*

#### **Committee Recommendation**

##### **Council:**

- 1. Approves the Nature Strip Development Application proposing the removal of a street tree and construction of a new 5.01m crossover, in the proposed location, within the road reserve on Alderbury Street Floreat;**
- 2. Applicant agrees to provide 2 standard size replacement trees East and West of the proposed crossover;**
- 3. Costs for tree removal and the two replacement trees to be borne by the applicant.**

##### Recommendation to Committee

##### Council:

1. Refuses approval of the Nature Strip Development Application proposing the removal of a Queensland Box street tree to allow for construction of a 5.01 metre wide crossover servicing the property at No. 75 (Lot 143) Alderbury Street, Floreat; and
2. Approves a 3.50 metre wide crossover, located 1.00 metre from the subject tree, enabling retention of the subject street tree and in accordance with Administration's earlier issued approval.

**12.4 Community & Organisational Development**

Nil reports.

**12.5 Corporate & Strategy Report No CPS36.14 to CPS37.14 (copy attached)**

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

<b>CPS36.14</b>	<b>List of Accounts Paid – October 2014</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>Director</b>	Michael Cole – Director Corporate & Strategy
<b>File Reference</b>	Fin/072-17
<b>Previous Item</b>	Nil

**Committee Recommendation / Recommendation to Committee**

**Council receives the List of Accounts Paid for the month of October 2014 (Refer to Attachment).**

<b>CPS37.14</b>	<b>Corporate Business Plan – Quarter 1 2014/15</b>
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<b>Committee</b>	2 December 2014
<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Phoebe Huigens, Policy & Projects Officer
<b>Director</b>	Michael Cole, Director Corporate & Strategy
<b>File Reference</b>	Corporate Strategy & Systems
<b>Previous Item</b>	Nil

**Committee Recommendation / Recommendation to Committee**

**Council receives the Quarter 1 2014/2015 report on progress towards “Nedlands 2023 – Making it Happen”, the Corporate Business Plan.**

**13. Reports by the Chief Executive Officer**

**13.1 Common Seal Register Report**

Nil reports for November 2014

**13.2 List of Delegated Authorities – November 2014**

The attached List of Delegated Authorities for the month of November 2014 to be received.

# Record of Delegations of Authority and Authorisations

Delegations of Authority Register November 2014

Attachment 13.2

Date of Use of the Delegated Authority	Title	Position Exercising delegated authority (Choose)	Act (Choose)	Section of the Act	Applicant City of Nedlands, Property owner or other (Please specify)
<b>03/11/2014</b>	53 Florence Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Parklyn Constructions
<b>03/11/2014</b>	46 Mengler Avenue, Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Ms D R Anderson
<b>03/11/2014</b>	53 Florence Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Parklyn Constructions
<b>04/11/2014</b>	3 Finch Way, Mt Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Mr A Richardson
<b>04/11/2014</b>	3 Finch Way, Mt Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Mr A Richardson
<b>04/11/2014</b>	45 Langham St, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Mr B J Rudd
<b>05/11/2014</b>	3010437 – Michelle Stokes Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Michelle Stokes
<b>06/11/2014</b>	67a Loftus St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	C M Glynn
<b>05/11/2014</b>	500 Railway Rd, Karrakatta	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Cemetery Board Karrakatta
<b>06/11/2014</b>	3013347 – Cindy Slayford Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Cindy Slayford

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register November 2014

Attachment 13.2

<b>06/11/2014</b>	3010450 – Hank Lin Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Hank Lin
<b>06/11/2014</b>	30009336 – Shaun Roberts Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Shaun Roberts
<b>07/11/2014</b>	3009088 – Brett Waters Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Brett Waters
<b>07/11/2014</b>	3013882 – Dina Maley Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Dina Maley
<b>07/11/2014</b>	21 Beecham Rd, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Sapphire Pools
<b>12/11/2014</b>	38 Williams Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Oasis Patios
<b>12/11/2014</b>	30a Williams Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Sapphire Pools
<b>12/11/2014</b>	3 Sutcliffe St, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	I Buitendag
<b>12/11/2014</b>	50 Robinson St, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	D Hartree
<b>12/11/2014</b>	52 Vincent, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Haven Construction
<b>13/11/2014</b>	3013872 – Josie Pagano Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Josie Pagano

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register November 2014

Attachment 13.2

<b>13/11/2014</b>	3013874 – Josie Pagano Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Josie Pagano
<b>13/11/2014</b>	3013914 – Cheryle Poultney Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Cheryle Poultney
<b>13/11/2014</b>	3013845 - Hambly Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Mrs V J Hambly
<b>13/11/2014</b>	59 Hobbs Ave, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	V Trott
<b>13/11/2014</b>	35 Neville Rd, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Oswald Homes (1972) Pty Ltd
<b>13/11/2014</b>	1 Jarrah Lane, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Gojko Patio
<b>13/11/2014</b>	13 Marita Rd, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Design Studio Lighthouse
<b>17/11/2014</b>	15 Bedbrook Place, Shenton Park	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	ActionShed Australia
<b>17/11/2014</b>	111 Circe Circle, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Building Corporation WA Pty Ltd
<b>18/11/2014</b>	44 Louise St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	S L Murphy
<b>18/11/2014</b>	29 Langham St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Patio Living
<b>18/11/2014</b>	15 Cleland St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Buccaneer Pools - Welshpool

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register November 2014

Attachment 13.2

<b>19/11/2014</b>	3009104 – Anita Schroeder Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Anita Schroeder
<b>19/11/2014</b>	116 Dalkeith Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Mr K Acton
<b>19/11/2014</b>	18 Florence Rd, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Premiere Homes Pty Ltd
<b>20/11/2014</b>	3 Alexander Place, Dalkeith	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Assured Certification Services
<b>21/11/2014</b>	3013001 – Stacey-Jane Willis Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Stacey-Jane Willis
<b>24/11/2014</b>	106 Smyth Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Classic Home & Garage Innovations Pty Ltd
<b>24/11/2014</b>	3014218 – Hannah Atkins Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Hannah Atkins
<b>24/11/2014</b>	3014211 – Andy Papa-Adams Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Andy Papa-Adams
<b>24/11/2014</b>	58 Kirwan St, Floreat	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Barrier Reef Pools Northside
<b>24/11/2014</b>	8 Dalkeith Rd, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Coastview Australia Pty Ltd
<b>24/11/2014</b>	28 Watkins Rd, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Rohan White Designs
<b>26/11/2014</b>	20 Swansea St, Swanbourne	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Coastview Australia Pty Ltd

# Record of Delegations of Authority and Authorisations

Delegations of Authority Register November 2014

Attachment 13.2

<b>27/11/2014</b>	27 Birrignon Loop, Swanbourne	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Mercedes Group Pty Ltd T/AS Grandwood Homes
<b>27/11/2014</b>	119 Rochdale Rd, Mt Claremont	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Ms E L Ambrose
<b>27/11/2014</b>	3013010 – Hayden Willis Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Hayden Willis

**13.3 No. 47 (Lot 468) Meriwa Street Nedlands – Retrospective Air-Conditioner & Proposed Screen Enclosure and Portion of Front Fence – Reconsideration of Decision Under Section 31 of the State Administrative Tribunal (SAT) Act 2004**

<b>Council</b>	16 December 2014
<b>Applicant</b>	S Tan
<b>Owner</b>	S & R Tan
<b>Officer</b>	Jennifer Heyes – Manager Planning
<b>Director</b>	Peter Mickleson – Planning & Development
<b>Director Signature</b>	
<b>File Reference</b>	ME47/47: DA13/508
<b>Previous Item</b>	PD21.14

## 1.0 Executive Summary

This item is a CEO report to Council as the application is subject to a State Administrative Tribunal (SAT) review and a Directions hearing is scheduled for 23 December 2014.

At the 24 June 2014 Council meeting, Council:

1. Refused the application for a retrospective air-conditioner and proposed screen enclosure; and
2. Approved the application for the side portion of the front fence to be colour bond.

The applicant appealed this decision to the State Administrative Tribunal.

Since this time, mediation sessions have been held and negotiations regarding the side portion of the front fence have been undertaken with the adjoining land owner. This has resulted in a redesign of the side portion of the front fence and it has been agreed the side fence shall be of limestone construction.

The purpose of this report is for Council to reconsider the decision to refuse the retrospective application for the air-conditioner following amended plans to construct a limestone fence.

Administration initially recommended approval for the retrospective application and consider the limestone fence will further improve the amenity of the development and likely help mitigate the noise from the air-conditioner.

## 1.1 Recommendation to Council

Pursuant to section 31 of the *State Administrative Tribunal Act 2004 (WA)*:

Council approves an application for retrospective air-conditioner and proposed screen enclosure and front fence to a single house at No. 47 (Lot 468) Meriwa Street, Nedlands, in accordance with the application dated 12 November 2013 and amended plans received on 5 December 2014, with the following conditions:

1. The development shall at all times comply with the approved plans.

Advice Notes specific to this proposal:

- a. The development is required to comply at all times with the *Environmental Protection (Noise) Regulations 1997*.
- b. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

## 1.2 Strategic Community Plan

KFA: Natural and Built Environment

## 2.0 Background

### 2.1 Key Relevant Previous Council Decisions

The application was refused by Council at the 24 June 2014 Council meeting.

### 2.2 Legislation / Policy

- *Planning and Development Act 2005*
- City of Nedlands Town Planning Scheme (TPS2)
- Residential Design Codes 2013 (R-Codes)

### 3.0 Consultation Process

N/A

### 4.0 Budget / Financial Implications

If the application proceeds to hearing, further costs will be incurred by the City.

### 5.0 Risk management

N/A

## **6.0 Discussion**

### **6.1 Compliance with the TPS2 and R-Codes**

The air-conditioner, front fencing and screen enclosure all require planning approval under Town Planning Scheme No.2 and are required to comply with the provisions of the Scheme and the Residential Design Codes. The front fencing and screen enclosure comply with the deemed-to-comply provisions of the scheme and as such no further consideration is required.

However, under the design principles of the R-Codes, the air-conditioner is required to be:

- *Not visible from the primary street;*
- *Designed to integrate with the building; or*
- *Located so as not to be visually intrusive.”*

In addition under Town Planning Scheme No.2, the “*external appearance of the development*” is required to be taken into consideration.

#### Administration Comment

The air-conditioner will to the most extent, be screened from view from the primary street and the neighbouring owner, by either the limestone fence or proposed screen enclosure. This will ensure compliance with the above R-Code design principles and also meet the Town Planning Scheme considerations.

### **6.2 Noise**

The other issue raised by the objector was the noise being generated by the air-conditioner. Noise is regulated by the Environmental Noise regulations and as such is separate from the planning regulations. The installers of the air-conditioning unit initially indicated that, with a fence and screen enclosure, it is expected that the noise will comply with these regulations. With the installation of a limestone fence along the boundary, this will likely to provide further noise attenuation, as opposed to a colour bond fence.

However, there is no certainty of compliance with the noise regulations until after the fence and screen enclosure has been constructed. If compliance with the noise regulations is still not met, the applicant will be required to undertake further attenuation measures or alternatively, the air-conditioner will be required to cease being used. This will be dealt with separately to the planning approval.

### **6.3 Conclusion**

Following the refusal of the application for retrospective approval for the air-conditioner and screen enclosure, several mediation sessions with the State Administrative Tribunal have taken place.

The applicant has now come to an agreement with the neighbouring owner in regard to the construction of the fence and as such it is expected that both the amenity of the development and the potential for non-compliance with noise regulations, will be

improved. In addition, the proposed screen enclosure will generally reduce any visual intrusion from the street and will also will help with noise attenuation.

For these reasons, it is recommended the Council approve the retrospective application for the air-conditioner, proposed screen enclosure and amended front fence.

## **7.0 Attachments**

1. Amended Plans dated 5 December 2014; and
2. Screen enclosure Plan



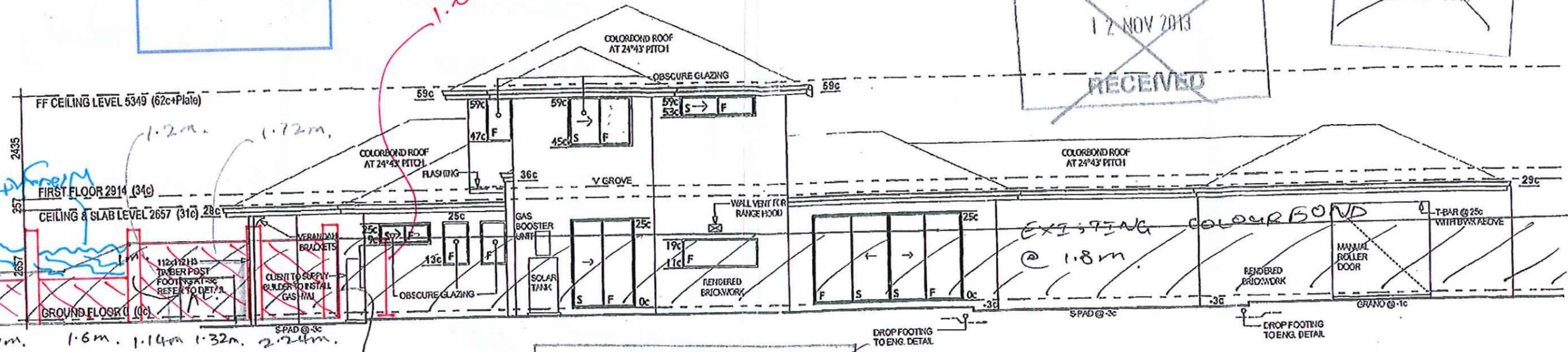
CITY OF NEDLANDS  
RECEIVED  
05 DEC 2014

~~CITY OF NEDLANDS  
12 NOV 2013  
RECEIVED~~

~~CITY OF NEDLANDS  
02 MAY 2013~~

1/2m (Height)  
Existing Wall

1.8m (Height)

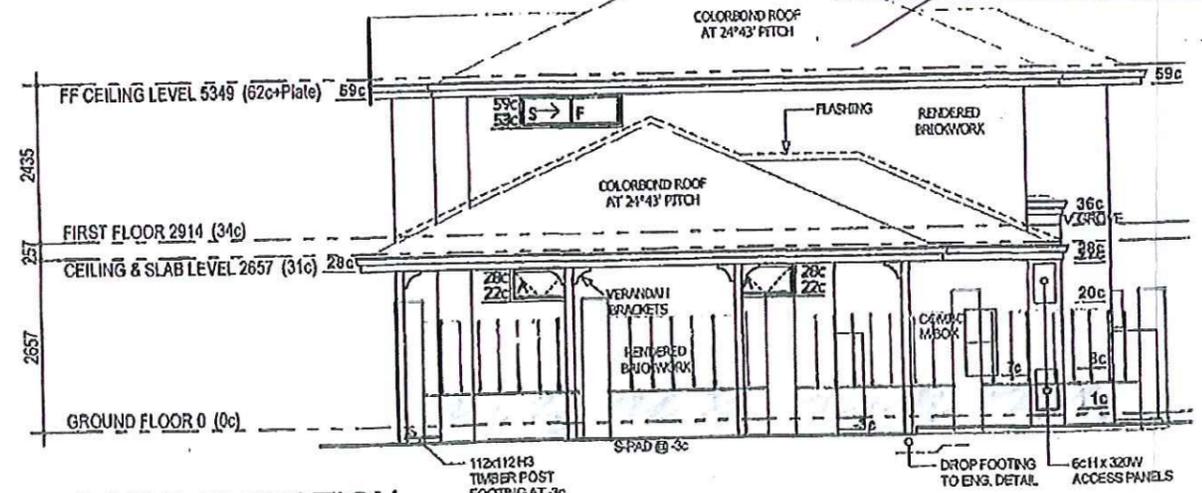


**3 REAR ELEVATION**  
1:100

~~CITY OF NEDLANDS  
DEVELOPMENT APPLICATION DATED: 12 NOV 2013  
REFUSED  
A/C ONLY  
FILE REF. DA13/508  
DATE REFUSED: 24 JUN 2014~~

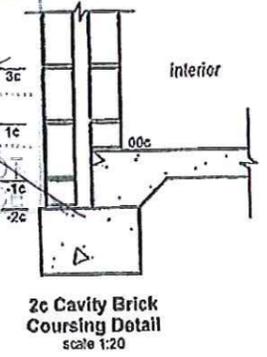
~~CITY OF NEDLANDS  
11 MAY 2014  
RECEIVED~~

~~CITY OF NEDLANDS  
DEVELOPMENT APPLICATION DATED: 29 APR 2013  
APPROVED  
Subject to the conditions hereon and compliance with the conditions of approval to commence development  
FILE REF. ME4/47  
DATE APPROVED: 16 MAY 2013  
NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE~~



**4 SIDE ELEVATION**  
1:100

~~CITY OF NEDLANDS  
DEVELOPMENT APPLICATION DATED: 15 NOV 2013  
APPROVED  
Subject to the conditions hereon and compliance with the conditions of approval to commence development  
FENCE ONLY  
FILE REF. DA13/508  
DATE APPROVED: 24 JUN 2014  
NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE~~



2c Cavity Brick  
Coursing Detail  
scale 1:20

**NOTES:**  
ROOF PITCH: 24°43'  
ROOF COVER: COLORBOND  
CONVENTIONAL TIMBER ROOF FRAMING IN ACCORDANCE WITH A.S. 1684 AND ENGINEERING ADVICE  
ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH B.C.A.

**new choice**  
UNIT 4/1325 HARBOR RD STREET  
OSBORNE PARK WA 6017  
PO BOX 1407  
OSBORNE PARK BUSINESS CENTRE  
WA 6016  
PHONE: 9201 7890  
FAX: 9444 3111  
EMAIL: R40096@newchoice.com.au  
COPYRIGHT

CLIENT: **TAN**  
SITE ADDRESS: **LOT 468 (#47) MERIWA STREET NEDLANDS**  
NOTE: DIMENSIONS ON PLAN ARE TO BRICK SIZES WHEN CALCULATION MEASUREMENTS FOR ROOMS & FURNITURE ALLOW 10mm TO EACH WALL FOR PLASTER MARGIN.

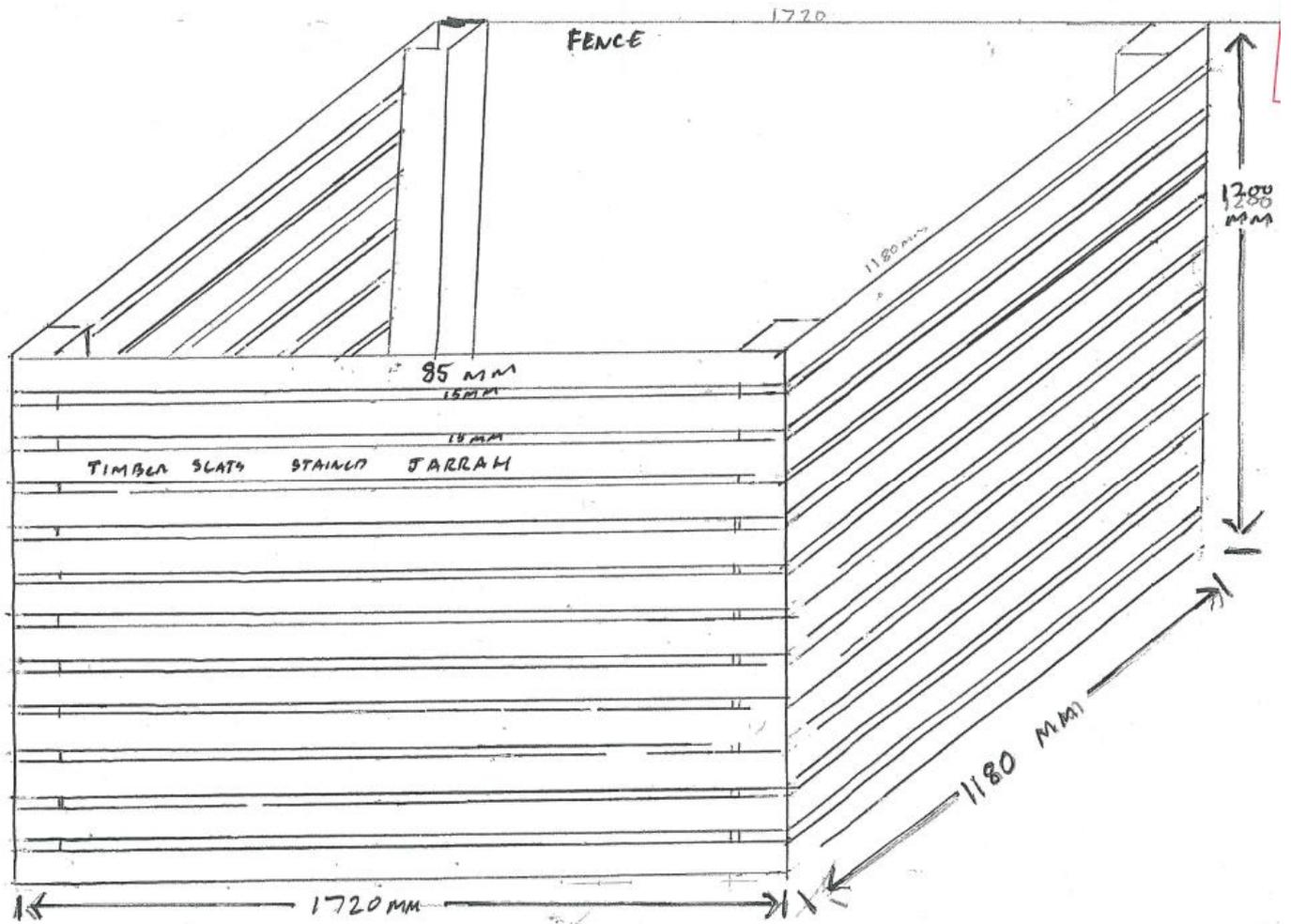
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:  
DATE.....  
OWNER.....  
OWNER.....  
BUILDER.....

DRAWN	DATE	CHKD	DESCRIPTION
TV	23-09-11	CB	WORKING DRAWINGS
AS	19-10-11		REV 4
TV	31/01/12	CB	VO-1
SM	8/02/12		VO-3

AREAS	
G. Floor	279.7m <sup>2</sup>
HOUSE GF	126.45
HOUSE FF	71.53
GARAGE	47.36
VDH	21.50
ALFRESCO	25.35
TOTAL AREA	292.30
ROOF GF	167.42
ROOF FF	59.78
G. Floor	Perimeter(m)
PERIMETER GF	66.87
PERIMETER FF	35.82

MODEL NAME: **INDIVIDUAL DESIGN**  
DWG: **ELEVATIONS**  
SCALE: **1:100, 1:20**  
JOB No: **110113**  
SHEET No: **4 OF 13**

No. 47 Meriwa St, Nedlands



### 13.4 Tender No. 2014/15.08 – Demolition and Construction of Clubrooms at the David Cruickshank Reserve, Dalkeith

<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Nathan Brewer – Purchasing and Tenders Coordinator
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>Director Signature</b>	
<b>File Reference</b>	TS-PRO-00057
<b>Previous Item</b>	Not Applicable

#### Executive Summary

To award the contract for the demolition and construction of clubrooms at the David Cruickshank Reserve, Dalkeith.

#### Recommendation to Council

##### Council:

1. **Agrees to award tender no. 2014/15.08 to McCorkell Constructions Pty Ltd for the demolition and construction of clubrooms at the David Cruickshank Reserve, Dalkeith as per the lump sum price (Attachment 1) submitted; and**
2. **Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

#### Strategic Plan

KFA: Natural and Built Environment

Award of this tender enables the City to complete the redevelopment of the Collegians Football Clubrooms within the David Cruickshank Reserve in Dalkeith.

#### Background

The Collegians Football Club approached the City of Nedlands approximately 5 years ago with a vision and plan to replace the existing clubroom and change rooms with a new facility to meet the future needs of the club as well as bring the facility up to the required standards of the WA Amateur Football League.

The City of Nedlands Corporate Business Plan 2013 – 2023 created a vision to address the sport recreational needs of the community. The vision identified the need to upgrade and renew community infrastructure and assets and create multi-use facilities that will cater for the current and future needs of the community.

The David Cruickshank Reserve is located in the suburb of Dalkeith and is a multi-use facility which caters for Tennis, Lawn Bowls, Football, and Cricket as well as out of hour's child care facilities. The buildings located on the site were built in the 1970's and they are coming to the end of their useful lives. The Collegians Football Club operate from the facility and currently play in the "B" Division of the WA Amateur League.

In September 2012 a master plan of the David Cruickshank Reserve was undertaken by Pental & Neille Architects with the aim of providing a coordinated future development that addressed the provision of recreational facilities that catered for the long term future of the user groups and general community which linked to the City's strategic direction.

Council awarded a contract to Hodge Collard Preston Architects in June 2014 for architectural services for the design of the new facility.

The redevelopment of the Collegians Football Clubrooms will provide a first class facility for the western suburbs which can be utilised not only as a sporting venue but as a multi-purpose facility which in turn benefits the whole of the community.

A contract for the demolition and construction of the Collegians Football Clubrooms will exceed \$100,000. Therefore to comply with legislative requirements outlined in the *Local Government Act 1995* and ensure the best value for money for the City, this service must be tendered.

*Tender documents were advertised on Saturday 8 November 2014 in the West Australian Newspaper. Tenders opened on Monday 10 November 2014 and submissions closed at 12:00 pm Friday 28 November 2014.*

Twelve conforming tender submissions were received:

1. Angularem Pty Ltd
2. Badge (WA) Pty Ltd
3. BE Projects (WA) Pty Ltd
4. Classic Contractors Pty Ltd
5. CPD Group Pty Ltd
6. Devlyn Constructions Pty Ltd
7. LKS Constructions (WA) Pty Ltd
8. Maintenance and Construction Services Australia Pty Ltd (MACs)
9. McCorkell Constructions Pty Ltd
10. Palazzo Builders Pty Ltd
11. Pindan Pty Ltd
12. RWE Robinson & Sons ATF the RWE Robinson Unit Trust (Robinson Buildtech)

One non-conforming tender submission was received from Insideout Building Pty Ltd which was not included in the assessment of the tenders submitted.

**Key Relevant Previous Council Decisions**

Nil.

**Consultation**

Required by legislation: Yes  No   
 Required by City of Nedlands policy: Yes  No

**Legislation / Policy**

*Local Government Act 1995, section 3.57*  
*Local Government (Functions and General) Regulations 1996, Part 4*  
 City of Nedlands Policy – ‘Purchasing of Goods and Services’

**Budget/Financial Implications**

Within current approved budget: Yes  No   
 Requires further budget consideration: Yes  No

The preferred tenderer’s price (Attachment 1) sits well within the overall project budget, while still allowing for further road works, landscaping and power upgrades to the site.

<b>David Cruikshank Masterplan Budget</b>				
		<b>13/14</b>	<b>14/15</b>	<b>15/16</b>
<b>Road works</b>	City		\$ 10,000	\$ 518,000
<b>Landscaping &amp; Power</b>	City		\$ 10,000	\$ 379,875
<b>Football Club Facility</b>	City		\$ 1,609,882	\$ 402,471
	DSR		\$ 400,000	\$ 100,000
	Football Club	\$ 35,000	\$ 75,000	\$ 50,000
<b>TOTALS</b>		\$ 35,000	\$ 2,104,882	\$ 1,450,346

**Grand Total** \$ 3,590,228

**Risk Management**

Key risk areas, including financial and regulatory risks, have been addressed through the control measures applied through the tender documentation and evaluation process. Reference checks were completed on the recommended contractor following the evaluation process.

A financial assessment of the preferred tenderer was carried out by D&B with a resultant ‘low financial risk’ being determined. This assessment is provided in confidential Attachment 3.

## Discussion

The tender was independently evaluated by the City's Director Technical Services, the Manager Engineering Services, Building Maintenance Coordinator and an Architect from Hodge Collard Preston Architects in accordance with the qualitative criteria specified in the tender documentation, as set out in the below table extract from RFT 2014/15.08.

Qualitative Selection Criteria	Weighting
<p><b>Key Personnel, Skills and Experience</b> Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Key Personnel</b>":</p> <ul style="list-style-type: none"> <li>a) Nominate key personnel to be involved in this contract; and</li> <li>b) Provide relevant industry experience, current qualifications and registrations of the key personnel.</li> </ul>	<b>10%</b>
<p><b>Relevant Experience</b> Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Relevant Experience</b>":</p> <ul style="list-style-type: none"> <li>a) Provide details of similar work; and</li> <li>b) Demonstrate competency and proven track record of achieving outcomes.</li> </ul>	<b>10%</b>
<p><b>Demonstrated Understanding</b> Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Demonstrate Understanding</b>":</p> <ul style="list-style-type: none"> <li>a) A project schedule/timeline (where applicable);</li> <li>b) The process for the delivery of the goods/services; and</li> <li>c) Supply details and provide an outline of your proposed methodology.</li> </ul>	<b>10%</b>
<p><b>Tenderer's Resources (Equipment and Personnel)</b> Tenderer's must, as a minimum, address the following information in an attachment and label it "<b>Tenderer's Resources</b>":</p> <ul style="list-style-type: none"> <li>a) Plant, equipment and materials; and</li> <li>b) Any contingency measures or back up of resources including personnel (where applicable).</li> </ul>	<b>10%</b>

<p><b>Performance</b> A tenderer must as a minimum, address the following information in an attachment and label it “<b>Performance</b>”:</p> <ul style="list-style-type: none"><li>a) The ability to supply and sustain the necessary technical resources, staff and equipment;</li><li>b) Demonstrate ability to provide high quality and standard of work; and</li><li>c) Demonstrated ability to meet specifications of this request.</li></ul>	<p><b>10%</b></p>
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<p><b>Risk Assessment</b></p> <p>A tenderer must as a minimum, address the following information in an attachment and label it “<b>Risk Assessments</b>”:</p> <ul style="list-style-type: none"> <li>a) An outline of your organisational structure inclusive of any branches and number of personnel.</li> <li>b) If companies are involved, attach their current ASC company extracts search including latest annual return.</li> <li>c) Provide the organisations directors/company owners and any other positions held with other organisations.</li> <li>d) Provide a summary of the number of years your organisation has been in business.</li> <li>e) Attach details of your referees. You should give examples of work provided for your referees where possible.</li> <li>f) Are you acting as an agent for another party? If Yes, attach details (including name and address) of your principal</li> <li>g) Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents), and if there is no trust deed, provide the names and addresses of beneficiaries.</li> <li>h) Do you intend to subcontract any of the Requirements?</li> <li>i) If Yes, provide details of the subcontractor(s) including; the name, address and the number of people employed; and the Requirements that will be subcontracted.</li> <li>j) Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract?</li> <li>k) If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with</li> <li>l) Are you presently able to pay all your debts in full as and when they fall due?</li> <li>m) Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more?</li> <li>n) If Yes, please provide details.</li> <li>o) In order to demonstrate your financial ability to undertake this contract, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.</li> <li>p) The insurance requirements for this Request are stipulated in the Preliminaries. Tenderers are to supply evidence of their insurance coverage including, insurer, expiry date, value and type of insurance. If Tenderer hold “umbrella Insurance” please ensure a breakdown of the required insurances are provided. A copy of the Certificate of Currency is to be provided to the Principal within [insert number] days of acceptance.</li> </ul>	<p><b>20%</b></p>
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<p><b>Price</b></p> <p>A Tenderer must as a minimum, address the following information in an attachment and label “<b>Price</b>”:</p> <p>The tendered price(s) will be considered along with related factors affecting total cost to the Principal. Early settlement discounts, lifetime costs, the major components to be utilised, the Principal’s contract management costs may also be considered in assessing the best value for money outcome.</p>	<p><b>30%</b></p>
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The priced items were compiled into a spreadsheet for analysis of value comparison. A price criteria score was allocated based on the best value being scored at 100% and other values scored proportionally against this price.

The pricing was weighted at 30% of the assessment with the remaining % being allocated to the qualitative section criteria.

### **Evaluation**

Following the separate evaluation by each of the selection panel members the results were compiled and averaged. The selection panel then convened and considered the results of the combined assessment and the City’s budget to determine the best overall value to the City. The selection panel also met with the Chief Executive Officer to review the assessment. Details of the tender assessment are provided in confidential Attachment 2.

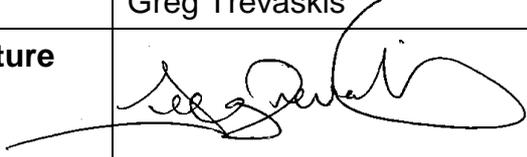
### **Conclusion**

After assessment of the submitted tenders it is proposed that the tender submission received from McCorkell Constructions Pty Ltd be accepted having provided the best overall value to the City of Nedlands within the available budget.

### **Attachments**

1. Confidential Lump Sum (not to be published);
2. Confidential Tender Assessment (not to be published); and
3. Confidential Financial Report on Preferred Tenderer (not to be published).

## 13.5 Monthly Financial Report – November 2014

<b>Council</b>	9 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	FIN-FS-00005
<b>Previous Item</b>	Nil

### Executive Summary

Administration is required to provide Council with a monthly financial report in accordance with *Regulation 34(1) of the Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the attached Monthly Financial Report.

### Recommendation to Council

**Council receives the Monthly Financial Report for November 2014.**

### Strategic Plan

KFA: Governance and Civic Leadership

This report will ensure the City meets its statutory requirements.

### Background

*Regulation 34(1) of the Local Government (Financial Management) Regulations 1996* requires a local government to prepare a monthly statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

A statement of financial activity and any accompanying documents are to be presented to the Council at the next ordinary meeting of the Council following the end of the month to which the statement relates, or to the next ordinary meeting of the council after that meeting.

In addition to the above and in accordance with *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, each year Council is required to adopt a percentage or value to be used in the reporting of material variances. For this financial year the amount is \$10,000 or 10% whichever is the greater.

## Consultation

Required by legislation: Yes  No   
Required by City of Nedlands policy: Yes  No

## Legislation / Policy

The monthly financial management report meets the requirements of *Regulation 34(1) and 34(5)* of the *Local Government (Financial Management) Regulations 1996*.

## Budget/Financial Implications

As outlined in the Monthly Financial Report.

## Risk Management

The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the Monthly Financial Report.

## Discussion

This report gives an overview of the revenue and expenses of the City for the first five months of the financial year. Following the completion of the audit of the 2013-14 Financial Statements, Council accepted the recommendation to include the carried forward capital works programme amounting to \$1.3 million in the 2014-15 capital budget.

The operating revenue at the end of November 2014 was \$ 26.91 million, which is marginally better than the adopted year-to-date Budget. This reflects that the annual Rates on property and sanitation charges for the whole year have been levied in July as planned, and that the revenue from other sources are also in line with expectations.

The total operating expense at the end of November 2014 was \$ 11.60 million. This is 90% of the adopted year-to-date Budget.

The attached operating statement compares “Actual” with “Budget” by Business Units.

Variations from the adopted Budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

## Governance

Expenditure: Favourable variance of \$ 82,400  
Revenue: Favourable variance of \$ 46,500

The favourable expenditure variance is mainly due to unfilled staff vacancies in Communications and Human Resources in the first quarter of this financial year, savings in recruitment expenses and timing difference in the commencement of projects.

The revenue variance is due to the contributions received from the other WESROC Councils for the two Project Officers based at Nedlands, as well as the unbudgeted revenue from Hollywood Private Hospital for the use of parking facilities.

### **Corporate and Strategy**

Expenditure: Favourable variance of \$ 115,900  
Revenue: Favourable variance of \$ 44,100

The favourable expenditure variance is mainly due to timing differences in the commencement of projects and the use of professional services, as well as with loan interest payments.

The small favourable revenue variance is mainly due to the difference between the budget profiling of the interest from investments and the actual interest received. This variance is expected to be not material by the end of the financial year.

### **Community Development**

Expenditure: Favourable variance of \$ 143,900  
Revenue: Favourable variance of \$ 236,700

The favourable expenditure variance is partly due to the timing difference in the purchase of library stock, and savings in staff salaries as well as in Nedlands Community Care expenses .

The favourable revenue variance is due to the receipt by September of 50% the total HACC Grant for the year for Nedlands Community Care, timing difference between the Budget and the receipt of Tresillian course fees, and revenue from the increased utilisation of Council facilities.

### **Planning and Development**

Expenditure: Favourable variance of \$ 304,200  
Revenue: Favourable variance of \$ 242,500

The favourable expenditure variance is due to the difference in profiling of Strategic Town Planning, Environmental Conservation, Sustainability and Environmental Health projects between the budget and actual implementation. The commencement and progress of these projects are not always within the control of the City, and to facilitate early commencement the Budget shows the full annual allocations in the first month of the financial year. The favourable variance is thus a timing difference. Savings in salaries have also contributed to the favourable expenditure variance.

The favourable revenue variance is due to the increase in fees related to applications for building permits, the provision of an unbudgeted service by Property Services, and increased swimming pool inspection fees, as well as the early receipt of a Riverbank Grant from Swan River Trust.

## **Technical Services**

Expenditure: Favourable variance of \$ 683,100  
Revenue: Favourable variance of \$ 24,600

The favourable expenditure variance is largely due to delay in receiving of invoices for parks and road, footpath and drainage maintenance works and utilities. Savings in waste removal charges have also contributed to the favourable expenditure variance.

The small favourable revenue variance, less than 1 % of the Budget, is not material.

## **Capital Works Programme**

At the end of November the expenses on capital works were \$2,016,700 with further commitments of \$1,381,300, out of a total budget of \$11.53 million. As pointed out earlier, \$1.3 million of the total capital budget is made up of capital works carried forward and included in the budget in November 2014. Capital works expenses in the first few months of the financial year are traditionally low, as the first couple of months after the adoption of the Budget are generally for detailed planning and mobilisation. The year's capital works program will be reviewed as part of the mid-year Budget Review in January 2015, and adjustments to the Budget (if necessary) will be submitted to Council for approval.

## **Conclusion**

The preliminary financial statements to the end of November 2014 indicate that the operating expenses are under the year-to-date Budget, while revenue is marginally better than the adopted Budget. However, not all invoices for work carried out in November have been processed, and expenses incurred for procured products and services are generally more than the values shown in the statements.

## **Attachments**

1. Statement of Financial Activity by Directorates as at 30 November 2014;
2. Net Current Assets as at 30 November 2014;
3. Financial Summary (Operating) by Business Units as at 30 November 2014; and
4. Capital Works & Acquisitions as at 30 November 2014.

**CITY OF NEDLANDS  
CAPITAL WORKS & ACQUISITIONS  
AS AT 30 NOVEMBER 2014**

		November Actual	Committed	June Budget YTD	Budget Available
		YTD	Balance		
2	Footpath Rehabilitation				
	2500 Stirling HWY	2,087	0	145,000	142,913
	<b>Footpath Rehabilitation Total</b>	<b>2,087</b>	<b>0</b>	<b>145,000</b>	<b>142,913</b>
3	Road Rehabilitation				
	2003 Alfred Road	76,341	100	0	(76,441)
	2018 Underwood Avenue	57,911	0	0	(57,911)
	2033 Gordon Street	0	0	48,000	48,000
	2043 Carroll Street	0	0	164,900	164,900
	2056 Tyrell Street	14,554	43,879	62,640	4,206
	2060 Williams Road	0	0	55,500	55,500
	2095 Hardy Road	0	1,864	529,200	527,336
	2300 Acacia Lane	0	3,803	0	(3,803)
	2170 James Rd	(4,526)	0	0	4,526
	2005 Selby Street	0	2,727	365,300	362,573
	2064 Doonan Road	211,944	42,083	233,300	(20,727)
	2032 Karella Street	0	0	276,900	276,900
	2078 Neville Road	40,649	80,734	88,000	(33,384)
	2090 Cygnet Crecent	10,571	96,714	114,100	6,814
	2100 Hynes Road	252,837	134,695	401,100	13,569
	2101 Joyce Street	1,604	0	129,700	128,096
	2102 Rene Road	1,604	0	127,000	125,396
	2104 Langham Street	0	0	850,400	850,400
	2118 Burwood Street	0	0	415,000	415,000
	2174 Sayer Street	0	0	79,700	79,700
	2241 Seaward Avenue	0	1,105	10,000	8,895
	<b>Road Rehabilitation Total</b>	<b>663,488</b>	<b>407,704</b>	<b>3,950,740</b>	<b>2,879,547</b>
4	Drainage Rehabilitation				
	2024 Carrington Street	1,589	0	210,000	208,412
	9000 City Wide	30,178	56,059	144,000	57,764
	2190 Riverview Ct	0	0	16,000	16,000
	2450 Sump Infrastructure	8,253	2,500	0	(10,753)
	<b>Drainage Rehabilitation Total</b>	<b>40,019</b>	<b>58,559</b>	<b>370,000</b>	<b>271,423</b>
5	Street Furniture / Bus Shelter				
	9000 City Wide	1,731	6,646	120,000	111,624
	<b>Street Furniture / Bus Shelter Total</b>	<b>1,731</b>	<b>6,646</b>	<b>120,000</b>	<b>111,624</b>
6	Grant Funded Projects				
	2019 Princess Road	0	0	227,000	227,000
	2037 Elizabeth Street	5,202	1,687	6,890	0
	2401 INTXN - Brockway/Brookdale /Underwood	0	0	45,300	45,300
	2403 INTXN - Guger St/Railway Rd/Loch St	0	0	10,000	10,000
	2405 INTXN - Stirling Hwy / Broadway	0	540,000	550,000	10,000
	2406 INTXN - West Coast Hwy / North Street	229,735	32,608	232,710	(29,633)
	2500 Stirling HWY	0	0	72,000	72,000
	<b>Grant Funded Projects Total</b>	<b>234,937</b>	<b>574,295</b>	<b>1,143,900</b>	<b>334,668</b>
11	Building Construction				
	4000 100 Princess Rd - John Leckie Pavilion	4,326	0	23,700	19,374
	4001 Kirkwood Rd - Allen Park Lower Pavilion	0	0	30,000	30,000
	4003 Broome St - Council Depot	10,717	960	79,500	67,823
	4006 2 Draper St - Hackett Playcentre	0	0	21,300	21,300
	4009 53 Jutland Pde - PRCC	3,332	4,334	18,600	10,934
	4015 118 Wood St - Friends of Allen Park	0	0	18,000	18,000
	4016 67 Stirling Highway - Maisonettes	1,295	969	35,000	32,736
	4018 21 Tyrell St - Tresillian	4,628	0	9,000	4,372
	4019 84 Beatrice Rd - DCR Pavilion (Collegians AFC)	105,186	75,165	2,105,000	1,924,649
	4020 71 Stirling Hwy - Administration Bldg	11,665	0	60,000	48,335
	4164 100A Princess Rd - College Park Family Centre	0	0	48,000	48,000
	4027 Mt Claremont Changerooms	0	0	15,000	15,000
	<b>Building Construction Total</b>	<b>141,150</b>	<b>81,428</b>	<b>2,463,100</b>	<b>2,240,522</b>
12	Off Street Parking				
	2007 Smyth Road	0	0	150,000	150,000
	2175 Odern Crescent (Bridge Club)	1,502	0	232,500	230,998
	<b>Off Street Parking Total</b>	<b>1,502</b>	<b>0</b>	<b>382,500</b>	<b>380,998</b>

		November Actual YTD	Committed Balance	June Budget YTD	Budget Available	
14	<b>Parks &amp; Reserves Construction</b>					
	4052	Allen Park	0	12,675	22,500	9,825
	4057	Beaton Park	0	0	22,100	22,100
	4059	Beatrice Road Reserve	0	0	10,800	10,800
	4060	Birdwood Parade Reserve	2,264	900	7,700	4,536
	4061	Bishop Road Reserve	3,837	0	5,400	1,563
	4062	Blain Park	5,617	22,500	46,300	18,183
	4064	Brockman Reserve	0	0	22,100	22,100
	4069	Carrington Park	0	78	0	(78)
	4072	College Park	3,798	0	40,800	37,002
	4078	Daran Park	91,451	0	91,450	(1)
	4089	Hamilton Park	0	13,513	22,100	8,587
	4090	Harris Park	13,253	0	13,900	647
	4095	Karella Park	0	0	22,100	22,100
	4096	Lawler Park	0	0	77,200	77,200
	4100	Masons Gardens	0	0	30,900	30,900
	4101	Melvista Reserve	0	0	77,200	77,200
	4105	Mossvale Gardens	5,174	0	9,800	4,626
	4107	Mount Claremont Reserve	0	7,368	22,100	14,732
	4108	Alfred Rd/Montgomery Ave - MTC Oval	0	818	0	(818)
	4115	New Court Gardens	7,309	9,055	45,300	28,935
	4116	Paiera Park	0	8,168	22,100	13,932
	4117	Paul Hasluck Reserve	0	0	61,800	61,800
	4118	Peace Memorial Rose Garden	12,213	11,031	36,300	13,056
	4119	Pine Tree Park	0	8,168	22,100	13,932
	4122	Point Resolution Reserve	61,203	800	74,300	12,297
	4123	Poplar Gardens	5,341	0	8,100	2,759
	4127	Rogerson Gardens	0	0	22,100	22,100
	4130	St Peters Square Gardens	3,798	0	5,400	1,602
	4131	Street Gardens and Verges	60	15,536	105,700	90,104
	4133	Street Tree Replacement	0	0	35,000	35,000
	4135	Stubbs Terrace Reserves	3,415	0	0	(3,415)
	4137	Swanbourne Beach Reserve	0	0	160,600	160,600
	4138	The Marlows	0	7,368	0	(7,368)
	4168	Tawarri Jetty	1,363	0	738,300	736,937
	4169	River Wall Maintenance	(1,376)	15,896	0	(14,520)
	4300	Bore Installation MTC G/Water Monitoring	0	0	60,000	60,000
		<b>Parks &amp; Reserves Construction Total</b>	<b>218,720</b>	<b>133,876</b>	<b>1,941,550</b>	<b>1,588,953</b>
15	<b>Plant &amp; Equipment</b>					
	7500	Technical Svs - Engineering	129,542	0	243,300	113,758
	7501	Development Svs - Town Planning	34,689	0	18,800	(15,889)
	7502	Development Svs - Building Svs	64,901	0	35,700	(29,201)
	7503	Corporate & Strategy - Corporate Svs	34,685	0	18,800	(15,885)
	7504	Community Svs - NCC (HACC Funded)	2,419	0	0	(2,419)
	7505	Development Svs - Ranger Svs	14,182	0	12,400	(1,782)
	7506	Governance - Governance	48,452	0	22,700	(25,752)
	7509	Technical Svs - Parks Svs	142,171	28,834	73,200	(97,805)
	7510	Governance - Human Resources	33,246	0	23,800	(9,446)
	7511	Community Svs - Service Centres	63,326	0	32,600	(30,726)
	7512	Community Svs - Community Development	15,474	0	23,800	8,326
	7516	Technical Svs - Plant Operating	0	0	8,000	8,000
		<b>Plant &amp; Equipment Total</b>	<b>583,088</b>	<b>28,834</b>	<b>513,100</b>	<b>(98,822)</b>
16	<b>ICT Capital Projects</b>					
	6031	MS Enterprise Agreement	0	13,548	0	(13,548)
	6033	VoIP Phone System	0	5,426	0	(5,426)
	6034	Share Point Project	0	4,800	0	(4,800)
	6041	SKM Tel Tender and NBN Co	1,960	0	0	(1,960)
	6053	Hardware	101,028	56,251	160,700	3,422
	6054	Software	20,106	9,735	145,700	115,859
	6055	Mobility	681	0	17,300	16,619
		<b>ICT Capital Projects Total</b>	<b>123,775</b>	<b>89,760</b>	<b>323,700</b>	<b>110,165</b>
17	<b>Greenway Development</b>					
	4052	Allen Park	(125)	0	24,900	25,025
	4122	Point Resolution Reserve	0	0	90,000	90,000
	4137	Swanbourne Beach Reserve	0	0	9,900	9,900
	4161	Railway Reserve	636	193	50,000	49,171

		November Actual YTD	Committed Balance	June Budget YTD	Budget Available
	<b>Greenway Development Total</b>	<b>510</b>	<b>193</b>	<b>174,800</b>	<b>174,096</b>
18	Furniture & Fixture				
	7504 Community Svs - NCC (HACC Funded)	5,679	0	0	(5,679)
	<b>Furniture &amp; Fixture Total</b>	<b>5,679</b>	<b>0</b>	<b>0</b>	<b>(5,679)</b>
	<b>City of Nedlands Total</b>	<b>2,016,687</b>	<b>1,381,296</b>	<b>11,528,390</b>	<b>8,130,407</b>

**CITY OF NEDLANDS**  
**FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT**  
**AS AT 30 NOVEMBER 2014**

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available	
<b>Governance</b>							
Governance							
<b>Expense</b>							
20420	Salaries - Governance	288,000	308,415	20,415	0	740,200	452,200
20421	Other Employee Costs - Governance	31,478	36,060	4,582	425	69,600	37,696
20423	Office - Governance	8,667	7,000	(1,667)	2,513	16,800	5,621
20424	Motor Vehicles - Governance	5,594	7,250	1,656	0	17,400	11,806
20425	Depreciation - Governance	43,683	51,665	7,982	0	124,000	80,317
20427	Finance - Governance	139,425	139,291	(134)	0	334,300	194,875
20428	Insurance - Governance	182,758	94,000	(88,758)	0	94,000	(88,758)
20430	Other - Governance	4,847	15,290	10,443	0	36,700	31,853
20434	Professional Fees - Governance	13,478	20,830	7,352	0	50,000	36,522
20450	Special Projects - Governance / PC93	52,988	34,165	(18,823)	7,253	40,000	(20,241)
<b>Expense Total</b>		<b>770,918</b>	<b>713,966</b>	<b>(56,952)</b>	<b>10,191</b>	<b>1,523,000</b>	<b>741,891</b>
<b>Income</b>							
50410	Sundry Income - Governance	(94,173)	(32,035)	62,138	0	(64,900)	29,273
<b>Income Total</b>		<b>(94,173)</b>	<b>(32,035)</b>	<b>62,138</b>	<b>0</b>	<b>(64,900)</b>	<b>29,273</b>
Total		676,745	681,931	5,186	10,191	1,458,100	771,164
<b>Governance Total</b>		<b>676,745</b>	<b>681,931</b>	<b>5,186</b>	<b>10,191</b>	<b>1,458,100</b>	<b>771,164</b>

<b>Human Resources</b>							
<b>Expense</b>							
20520	Salaries - HR	99,277	121,085	21,808	0	290,600	191,323
20521	Other Employee Costs - HR	71,641	110,205	38,564	7,766	186,900	107,493
20522	Staff Recruitment - HR	17,105	40,420	23,315	4,422	97,000	75,473
20523	Office - HR	3,532	7,500	3,968	0	18,000	14,468
20524	Motor Vehicles - HR	5,609	3,875	(1,734)	0	9,300	3,691
20525	Depreciation - HR	195	210	15	0	500	305
20527	Finance - HR	(256,625)	(256,625)	0	0	(615,900)	(359,275)
20530	Other - HR	4,500	1,085	(3,415)	0	2,600	(1,900)
20534	Professional Fees - HR	25,612	21,250	(4,362)	200	51,000	25,188
<b>Expense Total</b>		<b>(29,154)</b>	<b>49,005</b>	<b>78,159</b>	<b>12,388</b>	<b>40,000</b>	<b>56,767</b>
<b>Income</b>							
50510	Ctrb'n Rmbrs & Donation OPER - HR	(1,052)	(16,665)	(15,613)	0	(40,000)	(38,948)
<b>Income Total</b>		<b>(1,052)</b>	<b>(16,665)</b>	<b>(15,613)</b>	<b>0</b>	<b>(40,000)</b>	<b>(38,948)</b>
Total		(30,206)	32,340	62,546	12,388	0	17,818
<b>Human Resources Total</b>		<b>(30,206)</b>	<b>32,340</b>	<b>62,546</b>	<b>12,388</b>	<b>0</b>	<b>17,818</b>

<b>Members Of Council</b>							
<b>Expense</b>							
20323	Office - MOC	538	2,125	1,587	72	5,100	4,490
20325	Depreciation - MOC	362	375	13	0	900	538
20329	Members of Council - MOC	185,129	181,041	(4,088)	60	434,500	249,311
20330	Other - MOC	0	2,915	2,915	0	7,000	7,000
<b>Expense Total</b>		<b>186,029</b>	<b>186,456</b>	<b>427</b>	<b>132</b>	<b>447,500</b>	<b>261,339</b>
Total		186,029	186,456	427	132	447,500	261,339
<b>Members Of Council Total</b>		<b>186,029</b>	<b>186,456</b>	<b>427</b>	<b>132</b>	<b>447,500</b>	<b>261,339</b>

<b>Communications</b>							
<b>Expense</b>							
28320	Salaries - Communications	87,663	106,835	19,172	0	256,400	168,737
28321	Other Employee Costs - Communications	4,875	8,565	3,690	909	14,400	8,615
28323	Office - Communications	22,730	32,545	9,815	18,501	78,100	36,870
28327	Finance - Communications	23,750	23,750	0	0	57,000	33,250
28330	Other - Communications	3,656	6,830	3,174	0	16,400	12,744
28334	Professional Fees - Communications	0	2,000	2,000	0	4,800	4,800
28335	ICT Expenses - Communications	0	500	500	0	1,200	1,200
28350	Special Projects - Communications / PC 90	0	22,415	22,415	0	37,000	37,000
<b>Expense Total</b>		<b>142,675</b>	<b>203,440</b>	<b>60,765</b>	<b>19,410</b>	<b>465,300</b>	<b>303,216</b>

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available	
Total	142,675	203,440	60,765	19,410	465,300	303,216	
<b>Communications Total</b>	<b>142,675</b>	<b>203,440</b>	<b>60,765</b>	<b>19,410</b>	<b>465,300</b>	<b>303,216</b>	
<b>Governance Total</b>	<b>975,243</b>	<b>1,104,167</b>	<b>128,925</b>	<b>42,120</b>	<b>2,370,900</b>	<b>1,353,537</b>	
<b>Corporate &amp; Strategy</b>							
<b>Corporate Strategy &amp; Systems</b>							
<b>Corporate Services</b>							
<b>Expense</b>							
21220	Salaries - Corporate Services	40,257	45,505	5,248	0	109,200	68,943
21221	Other Employee Costs - Corporate Services	4,337	5,685	1,348	0	10,000	5,663
21224	Motor Vehicles - Corporate Services	4,451	6,750	2,299	0	16,200	11,749
21225	Depreciation - Corporate Services	138	165	27	0	400	262
21250	Special Projects - Corporate Services / PC68	6,000	0	(6,000)	0	0	(6,000)
<b>Expense Total</b>		<b>55,183</b>	<b>58,105</b>	<b>2,922</b>	<b>0</b>	<b>135,800</b>	<b>80,617</b>
Corporate Services Total		55,183	58,105	2,922	0	135,800	80,617
<b>Customer Services</b>							
<b>Expense</b>							
21320	Salaries - Customer Service	87,683	90,670	2,987	0	217,600	129,917
21321	Other Employee Costs - Customer Service	3,473	5,350	1,877	0	7,800	4,327
21323	Office - Customer Service	769	2,045	1,276	5,848	4,900	(1,717)
21325	Depreciation - Customer Service	0	85	85	0	200	200
21327	Finance - Customer Service	(96,460)	(96,460)	0	0	(231,500)	(135,040)
21330	Other - Customer Service	0	415	415	0	1,000	1,000
<b>Expense Total</b>		<b>(4,535)</b>	<b>2,105</b>	<b>6,640</b>	<b>5,848</b>	<b>0</b>	<b>(1,313)</b>
Customer Services Total		(4,535)	2,105	6,640	5,848	0	(1,313)
<b>ICT</b>							
<b>Expense</b>							
21720	Salaries - ICT	154,315	155,045	730	0	372,100	217,785
21721	Other Employee Costs - ICT	8,566	17,065	8,499	3,781	32,000	19,652
21723	Office - ICT	14,346	25,835	11,489	185	62,000	47,469
21724	Motor Vehicles - ICT	0	4,625	4,625	0	11,100	11,100
21725	Depreciation - ICT	86,772	83,750	(3,022)	0	201,000	114,228
21727	Finance - ICT	(694,040)	(694,041)	(1)	0	(1,665,700)	(971,660)
21728	Insurance - ICT	5,865	0	(5,865)	0	0	(5,865)
21730	Other - ICT	3,056	415	(2,641)	900	1,000	(2,956)
21734	Professional Fees - ICT	7,755	22,915	15,160	0	55,000	47,245
21735	ICT Expenses - ICT	309,728	262,500	(47,228)	138,425	630,000	181,848
21750	Special Projects - ICT	0	69,040	69,040	0	165,700	165,700
<b>Expense Total</b>		<b>(103,637)</b>	<b>(52,851)</b>	<b>50,786</b>	<b>143,291</b>	<b>(135,800)</b>	<b>(175,454)</b>
ICT Total		(103,637)	(52,851)	50,786	143,291	(135,800)	(175,454)
<b>Records</b>							
<b>Expense</b>							
22020	Salaries - Records	119,229	107,335	(11,894)	0	257,600	138,371
22021	Other Employee Costs - Records	10,772	9,815	(957)	1,558	17,400	5,070
22023	Office - Records	104	415	311	131	1,000	764
22025	Depreciation - Records	0	125	125	0	300	300
22027	Finance - Records	(127,875)	(127,875)	0	0	(306,900)	(179,025)
22030	Other - Records	5,503	7,290	1,787	4,204	17,500	7,793
22034	Professional Fees - Records	4,200	1,665	(2,535)	0	4,000	(200)
22035	ICT Expenses - Records	9,748	4,040	(5,708)	6,600	9,700	(6,648)
<b>Expense Total</b>		<b>21,681</b>	<b>2,810</b>	<b>(18,871)</b>	<b>12,494</b>	<b>600</b>	<b>(33,575)</b>
<b>Income</b>							
52001	Fees & Charges - Records	(150)	(250)	(100)	0	(600)	(450)
<b>Income Total</b>		<b>(150)</b>	<b>(250)</b>	<b>(100)</b>	<b>0</b>	<b>(600)</b>	<b>(450)</b>
Records Total		21,531	2,560	(18,971)	12,494	0	(34,025)
<b>Corporate Strategy &amp; Systems Total</b>		<b>(31,458)</b>	<b>9,919</b>	<b>41,377</b>	<b>161,634</b>	<b>0</b>	<b>(130,176)</b>
<b>Finance</b>							
<b>Rates</b>							
<b>Expense</b>							
21920	Salaries - Rates	46,040	34,835	(11,205)	0	83,600	37,560
21921	Other Employee Costs - Rates	1,242	1,300	58	0	1,300	58
21923	Office - Rates	5,192	0	(5,192)	0	0	(5,192)
21927	Finance - Rates	58,960	49,265	(9,695)	0	115,400	56,440
21930	Other - Rates	18,476	20,500	2,024	3,740	31,000	8,784

Master Account		November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
21934	Professional Fees - Rates	44,549	45,000	451	3,105	52,000	4,346
<b>Expense Total</b>		<b>174,460</b>	<b>150,900</b>	<b>(23,560)</b>	<b>6,845</b>	<b>283,300</b>	<b>101,995</b>
Income							
51908	Rates - Rates	(20,367,849)	(20,367,510)	339	0	(20,612,600)	(244,751)
<b>Income Total</b>		<b>(20,367,849)</b>	<b>(20,367,510)</b>	<b>339</b>	<b>0</b>	<b>(20,612,600)</b>	<b>(244,751)</b>
Rates Total		(20,193,390)	(20,216,610)	(23,221)	6,845	(20,329,300)	(142,756)
General Finance							
Expense							
21420	Salaries - Finance	283,298	305,745	22,447	0	733,800	450,502
21421	Other Employee Costs - Finance	23,424	23,269	(155)	3,004	36,600	10,172
21423	Office - Finance	37,873	40,885	3,012	15,649	98,600	45,079
21424	Motor Vehicles - Finance	4,510	6,835	2,325	0	16,400	11,890
21425	Depreciation - Finance	1,139	1,250	111	0	3,000	1,861
21426	Utility - Finance	946	0	(946)	0	0	(946)
21427	Finance - Finance	(415,347)	(404,416)	10,931	12,967	(970,600)	(568,221)
21428	Insurance - Finance	931	210	(721)	0	500	(431)
21430	Other - Finance	1,857	790	(1,067)	0	1,900	43
21434	Professional Fees - Finance	35,474	54,250	18,776	13,117	84,000	35,409
21450	Special Projects - Finance	0	5,000	5,000	7,000	20,000	13,000
<b>Expense Total</b>		<b>(25,895)</b>	<b>33,818</b>	<b>59,713</b>	<b>51,737</b>	<b>24,200</b>	<b>(1,642)</b>
Income							
51401	Fees & Charges - Finance	(37,118)	(32,935)	4,183	0	(61,000)	(23,882)
51410	Sundry Income - Finance	(22,418)	(30,285)	(7,867)	0	(45,700)	(23,282)
<b>Income Total</b>		<b>(59,536)</b>	<b>(63,220)</b>	<b>(3,684)</b>	<b>0</b>	<b>(106,700)</b>	<b>(47,164)</b>
General Finance Total		(85,432)	(29,402)	56,030	51,737	(82,500)	(48,806)
General Purpose							
Expense							
21631	Interest - General Purpose	82,134	114,000	31,866	0	273,600	191,466
<b>Expense Total</b>		<b>82,134</b>	<b>114,000</b>	<b>31,866</b>	<b>0</b>	<b>273,600</b>	<b>191,466</b>
Income							
51602	Service Charges - General Purpose	(23)	0	23	0	0	23
51604	Grants Operating - General Purpose	(384,614)	(369,200)	15,414	0	(738,400)	(353,786)
51607	Interest - General Purpose	(261,254)	(229,166)	32,088	0	(550,000)	(288,746)
<b>Income Total</b>		<b>(645,891)</b>	<b>(598,366)</b>	<b>47,525</b>	<b>0</b>	<b>(1,288,400)</b>	<b>(642,509)</b>
General Purpose Total		(563,756)	(484,366)	79,390	0	(1,014,800)	(451,044)
Shared Services							
Expense							
21523	Office - Shared Services	10,814	20,210	9,396	1,711	48,500	35,975
21534	Professional Fees - Shared Services	14,640	11,665	(2,975)	0	28,000	13,360
<b>Expense Total</b>		<b>25,454</b>	<b>31,875</b>	<b>6,421</b>	<b>1,711</b>	<b>76,500</b>	<b>49,335</b>
Shared Services Total		25,454	31,875	6,421	1,711	76,500	49,335
<b>Finance Total</b>		<b>(20,817,124)</b>	<b>(20,698,503)</b>	<b>118,621</b>	<b>60,294</b>	<b>(21,350,100)</b>	<b>(593,270)</b>
<b>Corporate &amp; Strategy Total</b>		<b>(20,848,582)</b>	<b>(20,688,584)</b>	<b>159,998</b>	<b>221,927</b>	<b>(21,350,100)</b>	<b>(723,446)</b>
Community Development							
Community Development							
Community Development							
Expense							
28120	Salaries - Community Development	155,619	168,750	13,131	0	405,000	249,381
28121	Other Employee Costs - Community Development	10,122	13,550	3,428	0	23,000	12,878
28123	Office - Community Development	2,227	1,755	(472)	0	4,200	1,973
28124	Motor Vehicles - Community Development	5,975	4,085	(1,890)	0	9,800	3,825
28125	Depreciation - Community Development	1,458	1,750	292	0	4,200	2,742
28127	Finance - Community Development	77,915	77,915	0	0	187,000	109,085
28130	Other - Community Development	848	1,460	612	0	3,500	2,652
28134	Professional Fees - Community Development	0	0	0	0	2,000	2,000
28137	Donations - Community Development	60,415	60,500	85	0	178,000	117,585
28151	OPRL Activities - Community Development / PC82-87	41,393	13,810	(27,583)	33,182	140,100	65,526
<b>Expense Total</b>		<b>355,972</b>	<b>343,575</b>	<b>(12,397)</b>	<b>33,182</b>	<b>956,800</b>	<b>567,646</b>
Income							
58101	Fees & Charges - Community Development	(12,471)	(5,885)	6,586	0	(11,700)	771
58104	Grants Operating - Community Development	0	0	0	0	(17,500)	(17,500)
58106	Contrib'n & Donation OPRL - Community Developmen	(182)	0	182	0	0	182
<b>Income Total</b>		<b>(12,653)</b>	<b>(5,885)</b>	<b>6,768</b>	<b>0</b>	<b>(29,200)</b>	<b>(16,547)</b>

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
Community Development Total	343,319	337,690	(5,629)	33,182	927,600	551,099
Community Facilities						
Income						
58201 Fees & Charges - Community Facilities	(4,583)	(4,375)	208	0	(10,500)	(5,917)
58206 Contrib'n Reim & Donation Op -Community Facilities	(3,263)	0	3,263	0	0	3,263
58209 Council Property - Community Facilities	(87,218)	(74,950)	12,268	0	(179,900)	(92,682)
<b>Income Total</b>	<b>(95,065)</b>	<b>(79,325)</b>	<b>15,740</b>	<b>0</b>	<b>(190,400)</b>	<b>(95,335)</b>
Community Facilities Total	(95,065)	(79,325)	15,740	0	(190,400)	(95,335)
Volunteer Services VRC						
Expense						
29320 Salaries - Volunteer Services VRC	26,240	31,415	5,175	0	75,400	49,160
29321 Other Employee Cost - Volunteer Services VRC	1,242	1,840	598	0	2,600	1,358
29323 Office - Volunteer Services VRC	2,472	3,400	928	455	6,800	3,873
29327 Finance - Volunteer Services VRC	17,250	17,250	0	0	41,400	24,150
29330 Other - Volunteer Services VRC	1,469	6,224	4,755	136	12,500	10,894
<b>Expense Total</b>	<b>48,674</b>	<b>60,129</b>	<b>11,455</b>	<b>591</b>	<b>138,700</b>	<b>89,436</b>
Income						
59304 Grants Operating - Volunteer Services VRC	(14,518)	(14,300)	218	0	(28,600)	(14,082)
<b>Income Total</b>	<b>(14,518)</b>	<b>(14,300)</b>	<b>218</b>	<b>0</b>	<b>(28,600)</b>	<b>(14,082)</b>
Volunteer Services VRC Total	34,156	45,829	11,673	591	110,100	75,353
Volunteer Services NVS						
Expense						
29220 Salaries - Volunteer Services NVS	10,148	10,630	482	0	25,500	15,352
29221 Other Employee Costs - Volunteer Services NVS	382	400	18	0	900	518
29223 Office - Volunteer Services NVS	662	250	(412)	0	3,400	2,738
29227 Finance - Volunteer Services NVS	15,040	15,035	(5)	0	36,100	21,060
29230 Other - Volunteer Services NVS	1,140	2,450	1,310	467	3,900	2,294
29250 Special Projects - Volunteer Services NVS	0	0	0	0	3,900	3,900
<b>Expense Total</b>	<b>27,372</b>	<b>28,765</b>	<b>1,393</b>	<b>467</b>	<b>73,700</b>	<b>45,861</b>
Volunteer Services NVS Total	27,372	28,765	1,393	467	73,700	45,861
Tresillian Community Centre						
Expense						
29120 Salaries - Tresillian CC	88,598	83,255	(5,343)	0	199,800	111,202
29121 Other Employee Costs - Tresillian CC	3,843	4,510	667	0	6,200	2,357
29123 Office - Tresillian CC	6,512	5,125	(1,387)	2,634	18,300	9,154
29125 Depreciation - Tresillian CC	1,063	1,290	227	0	3,100	2,037
29126 Utility - Tresillian CC	0	0	0	0	0	0
29127 Finance - Tresillian CC	49,092	47,335	(1,757)	0	111,600	62,508
29130 Other - Tresillian CC	2,339	4,585	2,246	1,644	11,000	7,017
29135 ICT Expenses - Tresillian CC	0	2,290	2,290	0	5,500	5,500
29136 Courses - Tresillian CC	79,767	62,960	(16,807)	2,973	126,100	43,360
29150 Exhibition	3,914	4,585	671	2,166	11,000	4,920
<b>Expense Total</b>	<b>235,129</b>	<b>215,935</b>	<b>(19,194)</b>	<b>9,416</b>	<b>492,600</b>	<b>248,055</b>
Income						
59101 Fees & Charges - Tresillian CC	(111,306)	(69,540)	41,766	0	(252,100)	(140,794)
59109 Council Property - Tresillian CC	(11,895)	(11,250)	645	0	(27,000)	(15,105)
59110 Sundry Income - Tresillian CC	(475)	(415)	60	0	(1,000)	(525)
<b>Income Total</b>	<b>(123,676)</b>	<b>(81,205)</b>	<b>42,471</b>	<b>0</b>	<b>(280,100)</b>	<b>(156,424)</b>
Tresillian Community Centre Total	111,452	134,730	23,278	9,416	212,500	91,631
<b>Community Development Total</b>	<b>421,235</b>	<b>467,689</b>	<b>46,454</b>	<b>43,655</b>	<b>1,133,500</b>	<b>668,610</b>
Community Service Centres						
Library Services						
Expense						
28523 Office - Mt Claremont Library	2,465	7,697	5,232	776	16,100	12,858
28525 Depreciation - Mt Claremont Library	476	960	484	0	2,300	1,824
28526 Utility - Mt Claremont Library	0	0	0	0	0	0
28530 Other - Mt Claremont Library	6,310	11,670	5,360	8,948	28,000	12,742
28535 ICT Expenses - Mt Claremont Library	6,118	6,090	(28)	873	14,600	7,609
28720 Salaries - Library Services	355,949	382,456	26,507	0	917,900	561,951
28721 Other Employee Costs - Library Services	17,622	27,470	9,848	364	45,400	27,414
28723 Office - Nedlands Library	18,589	23,380	4,791	3,606	53,400	31,205
28724 Motor Vehicles - Nedlands Library	9,216	9,585	369	0	23,000	13,784
28725 Depreciation - Nedlands Library	2,769	2,960	191	0	7,100	4,331
28726 Utility - Nedlands Library	0	0	0	0	0	0

Master Account		November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
28727	Finance - Nedlands Library	158,750	158,750	0	0	381,000	222,250
28730	Other - Nedlands Library	21,957	36,216	14,259	17,441	86,900	47,502
28731	Grants Expenditure - Nedlands Library	600	835	235	0	2,000	1,400
28734	Professional Fees - Nedlands Library	0	700	700	227	1,200	973
28735	ICT Expenses - Nedlands Library	4,958	12,540	7,582	1,282	30,100	23,861
28750	Special Projects - Nedlands Library	0	1,250	1,250	0	3,000	3,000
<b>Expense Total</b>		<b>605,778</b>	<b>682,559</b>	<b>76,781</b>	<b>33,517</b>	<b>1,612,000</b>	<b>972,705</b>
Income							
58501	Fees & Charges - Mt Claremont Library	(180)	(210)	(30)	0	(500)	(320)
58510	Sundry Income - Mt Claremont Library	(2)	(85)	(83)	0	(200)	(198)
58511	Fines & Penalties - Mt Claremont Library	(175)	(250)	(75)	0	(600)	(425)
58701	Fees & Charges - Nedland Library	(2,241)	(2,000)	241	0	(4,800)	(2,559)
58704	Grants Operating - Nedlands Library	(350)	(830)	(480)	0	(2,000)	(1,650)
58710	Sundry Income - Nedlands Library	(3,817)	(2,290)	1,527	0	(5,500)	(1,683)
58711	Fines & Penalties - Nedlands Library	(1,336)	(1,670)	(334)	0	(4,000)	(2,664)
58706	Contrib'n & Donations Op - Nedlands Library	(600)	0	600	0	0	600
<b>Income Total</b>		<b>(8,701)</b>	<b>(7,335)</b>	<b>1,366</b>	<b>0</b>	<b>(17,600)</b>	<b>(8,899)</b>
Library Services Total		597,077	675,224	78,147	33,517	1,594,400	963,806
Nedlands Community Care							
Expense							
28620	Salaries - NCC	14,645	0	(14,645)	0	0	(14,645)
28621	Other Employee Costs - NCC	0	0	0	0	0	0
28623	Office - NCC	(520)	0	520	0	0	520
28625	Depreciation - NCC	9,225	0	(9,225)	0	0	(9,225)
28626	Utility - NCC	1,915	0	(1,915)	0	0	(1,915)
28664	Hacc Unit Cost - NCC / PC66	459,552	526,015	66,463	23,223	1,262,200	779,425
<b>Expense Total</b>		<b>484,817</b>	<b>526,015</b>	<b>41,198</b>	<b>23,223</b>	<b>1,262,200</b>	<b>754,160</b>
Income							
58601	Fees & Charges - NCC	(35,866)	(36,055)	(189)	0	(86,500)	(50,634)
58604	Grants Operating - NCC	(565,583)	(418,435)	147,148	0	(1,004,200)	(438,617)
58610	Sundry Income - NCC	0	(835)	(835)	0	(2,000)	(2,000)
<b>Income Total</b>		<b>(601,449)</b>	<b>(455,325)</b>	<b>146,124</b>	<b>0</b>	<b>(1,092,700)</b>	<b>(491,251)</b>
Nedlands Community Care Total		(116,632)	70,690	187,322	23,223	169,500	262,909
Positive Ageing							
Expense							
27420	Salaries - Positive Ageing	17,118	19,380	2,262	0	46,500	29,382
27421	Other Employee Costs - Positive Ageing	765	2,300	1,535	0	3,800	3,035
27427	Finance - Positive Ageing	4,085	4,085	0	0	9,800	5,715
28437	Donations - Positive Ageing	1,774	9,000	7,226	5,339	21,600	14,487
28450	Other - Positive Ageing	1,638	6,416	4,778	62	14,000	12,300
<b>Expense Total</b>		<b>25,380</b>	<b>41,181</b>	<b>15,801</b>	<b>5,402</b>	<b>95,700</b>	<b>64,918</b>
Income							
58420	Fees & Charges - Positive Ageing	(5,377)	(3,085)	2,292	0	(7,400)	(2,023)
58423	Grants Operating - Positive Ageing	(400)	0	400	0	(500)	(100)
<b>Income Total</b>		<b>(5,777)</b>	<b>(3,085)</b>	<b>2,692</b>	<b>0</b>	<b>(7,900)</b>	<b>(2,123)</b>
Positive Ageing Total		19,603	38,096	18,493	5,402	87,800	62,795
Point Resolution Child Care							
Expense							
28820	Salaries - PRCC	160,093	176,170	16,077	0	422,800	262,707
28821	Other Employee Costs - PRCC	6,974	8,725	1,751	0	13,400	6,426
28823	Office - PRCC	1,434	7,390	5,956	409	17,700	15,857
28825	Depreciation - PRCC	171	375	204	0	900	729
28826	Utility - PRCC	3,301	3,798	497	0	7,600	4,299
28827	Finance - PRCC	41,500	41,500	0	0	99,600	58,100
28830	Other - PRCC	5,850	10,210	4,360	4,546	23,500	13,104
28835	ICT Expenses - PRCC	0	0	0	0	1,200	1,200
28833	Building - PRCC	10,000	10,000	0	0	10,000	0
<b>Expense Total</b>		<b>229,323</b>	<b>258,168</b>	<b>28,845</b>	<b>4,955</b>	<b>596,700</b>	<b>362,422</b>
Income							
58801	Fees & Charges - PRCC	(277,359)	(256,081)	21,278	0	(614,600)	(337,241)
<b>Income Total</b>		<b>(277,359)</b>	<b>(256,081)</b>	<b>21,278</b>	<b>0</b>	<b>(614,600)</b>	<b>(337,241)</b>
Point Resolution Child Care Total		(48,036)	2,087	50,123	4,955	(17,900)	25,181
<b>Community Service Centres Total</b>		<b>452,011</b>	<b>786,097</b>	<b>334,086</b>	<b>67,097</b>	<b>1,833,800</b>	<b>1,314,692</b>
Community Development Total		873,246	1,253,786	380,540	110,752	2,967,300	1,983,302

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available	
<b>Planning &amp; Development Services</b>							
<b>Planning Services</b>							
Town Planning - Administration							
Expense							
24820	Salaries - Town Planning Admin	35,002	37,210	2,208	0	89,300	54,298
24821	Other Employee Costs-Town Planning Admin	23,934	36,920	12,986	0	54,600	30,666
24823	Office - Town Planning Admin	1,896	7,698	5,802	2,036	15,200	11,267
24824	Motor Vehicles - Town Planning Admin	20,834	25,165	4,331	0	60,400	39,566
24825	Depreciation - Town Planning Admin	232	1,250	1,018	0	3,000	2,768
24827	Finance - Town Planning Admin	166,499	167,574	1,075	0	401,600	235,101
24830	Other - Town Planning Admin	174	3,000	2,826	1,424	6,000	4,402
<b>Expense Total</b>		<b>248,571</b>	<b>278,817</b>	<b>30,246</b>	<b>3,460</b>	<b>630,100</b>	<b>378,069</b>
Income							
54801	Fees & Charges - Town Planning Admin	(239,932)	(273,416)	(33,484)	0	(656,000)	(416,068)
<b>Income Total</b>		<b>(239,932)</b>	<b>(273,416)</b>	<b>(33,484)</b>	<b>0</b>	<b>(656,000)</b>	<b>(416,068)</b>
Town Planning - Administration Total		8,639	5,401	(3,238)	3,460	(25,900)	(37,999)
Statutory Planning							
Expense							
24320	Salaries - Statutory Planning	185,022	199,580	14,558	0	479,000	293,978
24321	Other Employee Costs - Statutory Planning	918	3,500	2,582	641	8,400	6,841
24334	Professional Fees - Statutory Planning	63,233	38,625	(24,608)	13,004	92,700	16,463
<b>Expense Total</b>		<b>249,172</b>	<b>241,705</b>	<b>(7,467)</b>	<b>13,645</b>	<b>580,100</b>	<b>317,282</b>
Statutory Planning Total		249,172	241,705	(7,467)	13,645	580,100	317,282
Strategic Planning							
Expense							
24857	Strategic Projects - Strategic Planning / PC61	5,410	155,000	149,590	52,902	155,000	96,688
24920	Salaries - Strategic Planning	118,328	156,251	37,923	0	375,000	256,672
24921	Other Employee Costs - Strategic Planning	1,250	3,165	1,915	0	7,600	6,350
24934	Professional Fees - Strategic Planning	12,307	25,998	13,691	0	52,000	39,693
<b>Expense Total</b>		<b>137,294</b>	<b>340,414</b>	<b>203,120</b>	<b>52,902</b>	<b>589,600</b>	<b>399,404</b>
Strategic Planning Total		137,294	340,414	203,120	52,902	589,600	399,404
<b>Planning Services Total</b>		<b>395,106</b>	<b>587,520</b>	<b>192,414</b>	<b>70,007</b>	<b>1,143,800</b>	<b>678,687</b>
Health & Compliance							
Sustainability							
Expense							
24620	Salaries - Sustainability	34,271	38,290	4,019	0	91,900	57,629
24621	Other Employee Costs - Sustainability	4,862	9,755	4,893	600	22,300	16,838
24623	Office - Sustainability	455	1,745	1,290	182	4,200	3,563
24624	Motor Vehicles - Sustainability	7,964	9,835	1,871	0	23,600	15,636
24625	Depreciation - Sustainability	672	1,500	828	0	3,600	2,928
24627	Finance - Sustainability	18,210	18,210	0	0	43,700	25,490
24630	Other - Sustainability	75,940	10,415	(65,525)	0	11,000	(64,940)
24634	Professional Fees - Sustainability	5,421	0	(5,421)	3,205	0	(8,626)
24638	Operational Activities - Sustainability / PC79	12,259	14,585	2,326	4,455	35,000	18,286
24650	Special Projects - Sustainability / PC79	140	0	(140)	0	0	(140)
<b>Expense Total</b>		<b>160,195</b>	<b>104,335</b>	<b>(55,860)</b>	<b>8,441</b>	<b>235,300</b>	<b>66,664</b>
Income							
54610	Sundry Income - Sustainability	(3)	(835)	(832)	0	(2,000)	(1,997)
<b>Income Total</b>		<b>(3)</b>	<b>(835)</b>	<b>(832)</b>	<b>0</b>	<b>(2,000)</b>	<b>(1,997)</b>
Sustainability Total		160,192	103,500	(56,692)	8,441	233,300	64,667
Environmental Health							
Expense							
24720	Salaries - Environmental Health	151,513	153,041	1,528	5,022	367,300	210,765
24721	Other Employee Costs - Environmental Health	8,204	8,700	496	2,923	15,900	4,773
24723	Office - Environmental Health	935	3,550	2,615	0	4,100	3,165
24725	Depreciation - Environmental Health	1,666	1,960	294	0	4,700	3,034
24727	Finance - Environmental Health	39,585	39,570	(15)	0	95,000	55,415
24730	Other - Environmental Health	2,766	18,295	15,529	880	43,900	40,254
24734	Professional Fees - Environmental Health	4,791	1,250	(3,541)	0	3,000	(1,791)
24751	OPRL Activities - Environmental Health PC76,77,78	9,125	21,985	12,861	17,345	43,800	17,330
<b>Expense Total</b>		<b>218,586</b>	<b>248,351</b>	<b>29,765</b>	<b>26,170</b>	<b>577,700</b>	<b>332,945</b>
Income							
54701	Fees & Charges - Environmental Health	(54,425)	(59,000)	(4,575)	0	(59,000)	(4,575)

Master Account		November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
54710	Sundry Income - Environmental Health	(1,209)	(2,085)	(876)	0	(5,000)	(3,791)
54711	Fines & Penalties - Environmental Health	(4,729)	(12,500)	(7,771)	0	(30,000)	(25,271)
<b>Income Total</b>		<b>(60,363)</b>	<b>(73,585)</b>	<b>(13,222)</b>	<b>0</b>	<b>(94,000)</b>	<b>(33,637)</b>
Environmental Health Total		158,223	174,766	16,543	26,170	483,700	299,308
Environmental Conservation		Expense					
24221	Other Employee Costs - Environmental Conservation	0	1,665	1,665	827	4,000	3,173
24223	Office - Environmental Conservation	276	415	139	0	1,000	724
24227	Finance - Environmental Conservation	27,335	27,335	0	0	65,600	38,265
24230	Other - Environmental Conservation	615	2,000	1,385	0	2,000	1,385
24237	Donations - Environmental Conservation	0	1,200	1,200	0	1,200	1,200
24251	Operational Activities-Environ Conservation / PC80	210,712	276,275	65,563	62,014	569,100	296,374
<b>Expense Total</b>		<b>238,939</b>	<b>308,890</b>	<b>69,951</b>	<b>62,841</b>	<b>642,900</b>	<b>341,120</b>
Income		Expense					
54204	Grants Operating - Environmental Conservation	(48,089)	0	48,089	0	(30,000)	18,089
54210	Sundry Income - Environmental Conservation	(7,959)	(6,100)	1,859	0	(6,100)	1,859
<b>Income Total</b>		<b>(56,048)</b>	<b>(6,100)</b>	<b>49,948</b>	<b>0</b>	<b>(36,100)</b>	<b>19,948</b>
Environmental Conservation Total		182,891	302,790	119,899	62,841	606,800	361,068
Ranger Services		Expense					
21120	Salaries - Ranger Services	204,037	220,915	16,878	0	530,200	326,163
21121	Other Employee Costs - Ranger Services	13,855	15,200	1,345	641	25,000	10,504
21123	Office - Ranger Services	8,258	7,040	(1,218)	2,163	16,900	6,479
21124	Motor Vehicles - Ranger Services	21,141	38,650	17,509	0	77,300	56,159
21125	Depreciation - Ranger Services	49,887	24,665	(25,222)	0	59,200	9,313
21127	Finance - Ranger Services	52,993	57,670	4,677	0	138,400	85,407
21130	Other - Ranger Services	48,593	30,285	(18,308)	5,362	72,700	18,745
21134	Professional Fees - Ranger Services	1,718	2,085	367	3,192	5,000	90
21135	ICT Expenses - Ranger Services	0	9,585	9,585	8,770	23,000	14,230
21137	Donations - Ranger Services	0	415	415	0	1,000	1,000
<b>Expense Total</b>		<b>400,481</b>	<b>406,510</b>	<b>6,029</b>	<b>20,128</b>	<b>948,700</b>	<b>528,091</b>
Income		Expense					
51101	Fees & Charges - Ranger Services	(52,487)	(31,215)	21,272	0	(74,900)	(22,413)
51106	Contrib'n Reim & Donations Oper - Rangers Services	0	(10,000)	(10,000)	0	(24,000)	(24,000)
51110	Sundry Income - Ranger Services	0	(85)	(85)	0	(200)	(200)
51111	Fines & Penalties - Rangers Services	(168,780)	(149,485)	19,295	0	(360,000)	(191,220)
<b>Income Total</b>		<b>(221,267)</b>	<b>(190,785)</b>	<b>30,482</b>	<b>0</b>	<b>(459,100)</b>	<b>(237,833)</b>
Ranger Services Total		179,215	215,725	36,510	20,128	489,600	290,257
<b>Health &amp; Compliance Total</b>		<b>680,520</b>	<b>796,781</b>	<b>116,261</b>	<b>117,580</b>	<b>1,813,400</b>	<b>1,015,301</b>
Building Services		Expense					
24420	Salaries - Building Services	243,269	253,545	10,276	0	608,500	365,231
24421	Other Employee Costs - Building Services	15,915	23,850	7,935	1,000	41,700	24,785
24423	Office - Building Services	2,104	5,920	3,816	0	14,200	12,096
24424	Motor Vehicles - Building Services	12,139	14,165	2,026	0	34,000	21,861
24425	Depreciation - Building Services	101	250	149	0	600	499
24427	Finance - Building Services	107,290	108,331	1,041	0	260,000	152,710
24430	Other - Building Services	1,997	1,455	(542)	0	3,500	1,503
24434	Professional Fees - Building Services	22,630	26,335	3,705	0	63,200	40,570
<b>Expense Total</b>		<b>405,445</b>	<b>433,851</b>	<b>28,406</b>	<b>1,000</b>	<b>1,025,700</b>	<b>619,255</b>
Income		Expense					
54401	Fees & Charges - Building Services	(449,891)	(247,665)	202,226	0	(460,000)	(10,109)
54410	Sundry Income - Building Services	(18,041)	(5,000)	13,041	0	(12,000)	6,041
54411	Fines & Penalties - Building Services	(2,702)	(8,335)	(5,633)	0	(20,000)	(17,298)
<b>Income Total</b>		<b>(470,634)</b>	<b>(261,000)</b>	<b>209,634</b>	<b>0</b>	<b>(492,000)</b>	<b>(21,366)</b>
Building Services Total		(65,189)	172,851	238,040	1,000	533,700	597,889
<b>Building Services Total</b>		<b>(65,189)</b>	<b>172,851</b>	<b>238,040</b>	<b>1,000</b>	<b>533,700</b>	<b>597,889</b>
<b>Planning &amp; Development Services Total</b>		<b>1,010,437</b>	<b>1,557,152</b>	<b>546,715</b>	<b>188,587</b>	<b>3,490,900</b>	<b>2,291,876</b>
Technical Services		Engineering					
Infrastructure Services		Expense					

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
26220 Salaries - Infrastructure Svcs	652,615	682,586	29,971	13,673	1,638,200	971,912
26221 Other Employee Costs - Infrastructure Svcs	93,480	108,720	15,240	7,455	175,800	74,865
26223 Office - Infrastructure Svcs	11,336	20,375	9,039	5,083	48,900	32,481
26224 Motor Vehicles - Infrastructure Svcs	26,989	34,790	7,801	0	83,500	56,511
26225 Depreciation - Infrastructure Svcs	4,526	6,250	1,724	0	15,000	10,474
26227 Finance - Infrastructure Svcs	(538,755)	(743,582)	(204,827)	0	(1,784,600)	(1,245,845)
26228 Insurance - Infrastructure Svcs	84,332	100,000	15,668	0	100,000	15,668
26230 Other - Infrastructure Svcs	20,769	25,730	4,961	1,568	97,800	75,462
26234 Professional Fees - Infrastructure Svcs	40,325	46,605	6,280	63,429	140,100	36,346
26235 ICT Expenses - Infrastructure Svcs	3,077	4,040	963	880	9,700	5,743
<b>Expense Total</b>	<b>398,695</b>	<b>285,514</b>	<b>(113,181)</b>	<b>92,088</b>	<b>524,400</b>	<b>33,618</b>
Infrastructure Services Total	398,695	285,514	(113,181)	92,088	524,400	33,618
Plant Operating						
Expense						
26525 Depreciation - Plant Operating	245,715	291,666	45,951	0	700,000	454,285
26527 Finance - Plant Operating	(463,222)	(425,871)	37,351	0	(1,022,100)	(558,878)
26532 Plant - Plant Operating	274,256	309,870	35,614	35,016	631,700	322,428
26533 Minor Parts & Workshop Tools - Plant Operating	17,570	10,830	(6,740)	686	26,000	7,744
26549 Loss Sale of Assets - Plant Operating	910	3,290	2,380	0	7,900	6,990
<b>Expense Total</b>	<b>75,229</b>	<b>189,785</b>	<b>114,556</b>	<b>35,702</b>	<b>343,500</b>	<b>232,569</b>
Income						
56501 Fees & Charges - Plant Operating	(9,625)	(7,500)	2,125	0	(18,000)	(8,375)
56515 Profit Sale of Assets - Plant Operating	(47,585)	(33,750)	13,835	0	(67,500)	(19,915)
<b>Income Total</b>	<b>(57,209)</b>	<b>(41,250)</b>	<b>15,959</b>	<b>0</b>	<b>(85,500)</b>	<b>(28,291)</b>
Plant Operating Total	18,020	148,535	130,515	35,702	258,000	204,279
Streets Roads and Depots						
Expense						
26625 Depreciation - Streets Roads & Depots	1,286,083	1,247,623	(38,460)	0	2,994,300	1,708,217
26626 Utility - Streets Roads & Depots	192,656	269,250	76,594	1,695	538,500	344,149
26630 Other	10,223	19,000	8,777	0	45,600	35,377
26640 Reinstatement - Streets Roads & Depot	8,772	3,340	(5,432)	0	8,000	(772)
26667 Road Maintenance / PC51	179,699	244,166	64,467	94,160	586,000	312,141
26668 Drainage Maintenance / PC52	58,554	185,415	126,861	81,264	445,000	305,182
26669 Footpath Maintenance / PC53	37,567	81,500	43,933	14,107	195,600	143,925
26670 Parking Signs / PC54	50,944	29,165	(21,779)	5,261	70,000	13,795
26671 Right of Way Maintenance / PC55	46,492	33,335	(13,157)	763	80,000	32,745
26672 Bus Shelter Maintenance / PC56	1,080	8,335	7,255	0	20,000	18,920
26673 Graffiti Control / PC57	5,432	11,460	6,028	0	27,500	22,068
26674 Streets Roads & Depot / PC89	18,104	46,665	28,561	349	112,000	93,547
<b>Expense Total</b>	<b>1,895,606</b>	<b>2,179,254</b>	<b>283,648</b>	<b>197,600</b>	<b>5,122,500</b>	<b>3,029,294</b>
Income						
56601 Fees & Charges - Streets Roads & Depots	(19,240)	(35,000)	(15,760)	0	(84,000)	(64,760)
56606 Contrib'n Reim & Don Op - Streets Roads & Depots	(5,788)	(6,250)	(462)	0	(15,000)	(9,212)
56610 Sundry Income - Streets Roads & Depots	(2,327)	(2,500)	(173)	0	(6,000)	(3,673)
<b>Income Total</b>	<b>(27,356)</b>	<b>(43,750)</b>	<b>(16,394)</b>	<b>0</b>	<b>(105,000)</b>	<b>(77,644)</b>
Streets Roads and Depots Total	1,868,251	2,135,504	267,253	197,600	5,017,500	2,951,650
Waste Minimisation						
Expense						
24520 Salaries - Waste Minimisation	77,413	68,710	(8,703)	0	164,900	87,487
24521 Other Employee Costs - Waste Minimisation	4,343	6,400	2,057	0	9,200	4,857
24525 Depreciation - Waste Minimisation	37,766	37,790	24	0	90,700	52,934
24527 Finance - Waste Minimisation	74,480	74,460	(20)	0	178,700	104,220
24528 Insurance - Waste Minimisation	5,865	0	(5,865)	0	0	(5,865)
24538 Purchase of Product - Waste Minimisation	1,123	2,500	1,377	225	6,000	4,653
24552 Residential Kerbside - Waste Minimisation / PC71	618,155	799,331	181,176	655,125	1,918,400	645,120
24553 Residential Bulk - Waste Minimisation / PC72	105,087	192,045	86,958	175,838	460,900	179,974
24554 Commercial - Waste Minimisation / PC73	30,258	43,750	13,492	28,009	105,000	46,733
24555 Public Waste - Waste Minimisation / PC74	25,501	58,125	32,624	33,010	139,500	80,990
24556 Waste Strategy - Waste Minimisation / PC75	470	55,415	54,945	43,199	133,000	89,331
<b>Expense Total</b>	<b>980,460</b>	<b>1,338,526</b>	<b>358,066</b>	<b>935,406</b>	<b>3,206,300</b>	<b>1,290,435</b>
Income						
54501 Fees & Charges - Waste Minimisation	(3,295,310)	(3,261,096)	34,214	0	(3,281,000)	14,310
<b>Income Total</b>	<b>(3,295,310)</b>	<b>(3,261,096)</b>	<b>34,214</b>	<b>0</b>	<b>(3,281,000)</b>	<b>14,310</b>
Waste Minimisation Total	(2,314,850)	(1,922,570)	392,280	935,406	(74,700)	1,304,744

Master Account	November Actual YTD	November Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available	
<b>Building Maintenance</b>							
<b>Expense</b>							
24120	Salaries - Building Maintenance	88,491	95,415	6,924	0	229,000	140,509
24121	Other Employee Costs - Building Maintenance	5,144	6,200	1,056	0	9,700	4,556
24123	Office - Building Maintenance	70	585	515	277	1,400	1,053
24124	Motor Vehicles - Building Maintenance	18,696	18,165	(531)	0	43,600	24,904
24125	Depreciation - Building Maintenance	400,781	318,706	(82,075)	0	764,900	364,119
24126	Utility - Building Maintenance / PC41,42,43	70,023	80,756	10,733	0	160,400	90,377
24127	Finance - Building Maintenance	49,790	49,790	0	0	119,500	69,710
24128	Insurance - Building Maintenance	77,679	108,700	31,021	0	108,700	31,021
24130	Other - Building Maintenance	7,775	1,375	(6,400)	0	3,300	(4,475)
24133	Building - Building Maintenance / PC58	317,782	319,318	1,536	80,495	759,900	361,623
<b>Expense Total</b>		<b>1,036,231</b>	<b>999,010</b>	<b>(37,221)</b>	<b>80,773</b>	<b>2,200,400</b>	<b>1,083,397</b>
<b>Income</b>							
54106	Contrib'n Reim & Donations Op - Building Maintenan	(3,561)	(10,835)	(7,274)	0	(26,000)	(22,439)
54109	Council Property - Building Maintenance	(120,838)	(133,205)	(12,367)	0	(319,700)	(198,862)
<b>Income Total</b>		<b>(124,399)</b>	<b>(144,040)</b>	<b>(19,641)</b>	<b>0</b>	<b>(345,700)</b>	<b>(221,301)</b>
Building Maintenance Total		911,832	854,970	(56,862)	80,773	1,854,700	862,096
<b>Engineering Total</b>		<b>881,947</b>	<b>1,501,953</b>	<b>620,006</b>	<b>1,341,567</b>	<b>7,579,900</b>	<b>5,356,386</b>
<b>Parks Services</b>							
<b>Expense</b>							
26360	Depreciation - Parks Services	250,070	250,000	(70)	0	600,000	349,930
26365	Maintenance - Parks Services / PC59	1,596,954	1,674,296	77,342	164,150	3,716,500	1,955,396
<b>Expense Total</b>		<b>1,847,024</b>	<b>1,924,296</b>	<b>77,272</b>	<b>164,150</b>	<b>4,316,500</b>	<b>2,305,326</b>
<b>Income</b>							
56301	Fees & Charges - Parks & Ovals	(377)	0	377	0	0	377
56306	Contrib'n Reim & Donations Op - Parks Services	(29,953)	(14,000)	15,953	0	(14,000)	15,953
56309	Council Property - Parks Services	(18,281)	(28,290)	(10,009)	0	(67,900)	(49,619)
56310	Sundry Income - Parks Services	(3,263)	(619)	2,644	0	(500)	2,763
56312	Fines & Penalties - Parks & Ovals	(1,500)	0	1,500	0	0	1,500
<b>Income Total</b>		<b>(53,373)</b>	<b>(42,909)</b>	<b>10,464</b>	<b>0</b>	<b>(82,400)</b>	<b>(29,027)</b>
Parks Services Total		1,793,651	1,881,387	87,736	164,150	4,234,100	2,276,300
<b>Parks Services Total</b>		<b>1,793,651</b>	<b>1,881,387</b>	<b>87,736</b>	<b>164,150</b>	<b>4,234,100</b>	<b>2,276,300</b>
<b>Technical Services Total</b>		<b>2,675,597</b>	<b>3,383,340</b>	<b>707,743</b>	<b>1,505,717</b>	<b>11,814,000</b>	<b>7,632,686</b>
<b>City of Nedlands Total</b>		<b>(15,314,058)</b>	<b>(13,390,139)</b>	<b>1,923,919</b>	<b>2,069,104</b>	<b>(707,000)</b>	<b>12,537,954</b>

**CITY OF NEDLANDS**  
**NET CURRENT ASSETS**  
AS AT 30 NOVEMBER 2014

	2014/15 YTD 30 November 2014	2013/14 YTD 30 June 2014
<b>Current Assets</b>		
Cash at Bank	1,685,448	2,418,796
Cash Investments	19,292,289	7,094,857
Other Financial Assets	0	0
Debtors - Rates Receivable	5,710,142	273,938
Debtors - Other	331,909	451,542
Prepayments	238,658	0
Stock	6,580	30,556
	<b>27,265,026</b>	<b>10,269,689</b>
<b>Current Liabilities</b>		
Creditors	179,557	1,323,515
Payroll Deductions	296,583	375,550
Staff Provisions	1,889,003	1,897,847
Accruals and Provisions - General	0	5,000
Income in Advance	0	0
Borrowings	324,567	542,957
Other	2,264,110	6,456
	<b>4,953,820</b>	<b>4,151,325</b>
<b>Net Current Assets</b>	<b>22,311,206</b>	<b>6,118,364</b>
Less: Restricted Reserves	(4,032,451)	(3,966,675)
Add: Loan Repayment	324,567	542,957
	<b>18,603,322</b>	<b>2,694,646</b>

**CITY OF NEDLANDS**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**BY DIRECTORATES**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2014**

Note	Revised _1 Budget \$	November YTD Budget \$	November YTD Actual \$	November YTD Variance \$	Variance %
<b>Operating Income</b>					
Governance	104,900	48,700	95,224	46,524	96%
Corporate & Strategy	22,008,300	21,029,346	21,073,426	44,080	0%
Community & Organisational Development	2,261,100	902,541	1,139,198	236,657	26%
Planning & Development	1,739,200	805,721	1,048,246	242,525	30%
Technical Services	3,899,600	3,533,045	3,557,647	24,602	1%
	<b>30,013,100</b>	<b>26,319,353</b>	<b>26,913,741</b>	<b>594,388</b>	
<b>Operating Expense</b>					
Governance	(2,475,800)	(1,152,867)	(1,070,467)	82,400	7%
Corporate & Strategy	(658,200)	(340,762)	(224,844)	115,918	34%
Community & Organisational Development	(5,228,400)	(2,156,327)	(2,012,444)	143,883	7%
Planning & Development	(5,230,100)	(2,362,873)	(2,058,683)	304,190	13%
Technical Services	(15,713,600)	(6,916,385)	(6,233,245)	683,140	10%
	<b>(29,306,100)</b>	<b>(12,929,214)</b>	<b>(11,599,683)</b>	<b>1,329,531</b>	
<b>Capital Income</b>					
Grants Capital	1,110,600		176,999		
Proceeds from Disposal of Assets	357,500		310,327		
New Borrowings	1,630,000		0		
Transfer from Reserve	165,700		0		
	<b>3,263,800</b>		<b>487,326</b>		
<b>Capital Expenditure</b>					
Land & Buildings	(2,463,100)		(141,150)		
Infrastructure	(8,228,490)		(1,162,995)		
Plant & Equipment	(513,200)		(583,088)		
Furniture & Equipment	(323,600)		(129,454)		
Repayment of Debentures	(575,900)		(218,389)		
Transfer to Reserves	(165,700)		(50,776)		
	<b>(12,269,990)</b>		<b>(2,285,852)</b>		
<b>Total Operating and Non-Operating</b>	<b>(8,299,190)</b>		<b>13,515,532</b>		
<b>Adjustment - Non Cash Items</b>					
Depreciation	5,623,300		2,434,756		
Provisions / Other Accruals	(20,600)		5,069		
(Profit) on Sale of Assets	(67,500)		(47,585)		
Loss on Sale of Assets	7,900		910		
ADD - Surplus/(Deficit) 1 July b/f	2,694,640		2,694,640		
LESS - Surplus/(Deficit) 30 June c/f	(61,450)		18,603,322		
	<b>8,299,190</b>		<b>(13,515,532)</b>		

**13.6 Investment Report – November 2014**

<b>Council</b>	9 November 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	FIN-FS-00005
<b>Previous Item</b>	Nil

**Executive Summary**

In accordance with the Council's Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

**Recommendation to Council**

**Council receives the Investment Report for the period ended 30 November 2014.**

**Strategic Plan**

KFA: Governance and Civic Leadership

This report is in accordance with the Council's Investment Policy and demonstrates the investment of City's surplus cash in a sustainable and responsible manner.

**Background**

Council's Investment Policy requires a summary of investments to be presented to Council on a monthly basis.

**Consultation**

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

**Legislation / Policy**

Investment of Council Funds Policy

Section 6.14 of the *Local Government Act 1995*

## Budget/Financial Implications

Investment income is in line with the year-to-date budget.

## Risk Management

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive yields without compromising on risk management.

## Discussion

The Investment Summary shows that as at the end of November 2014 the City held the following funds in investments:

Municipal Funds	\$ 15,259,260.63
Reserve Funds	\$ 4,032,450.41
Adelma Interest	\$ <u>576.57</u>
Total	\$ <u>19,292,287.61</u>

The total interest earned from investments for the year-to-date was \$229,148.

Following Council's decision in May 2012, all investments are placed with the 'big four' banks.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$ 5,652,273.32	3.60% - 3.50%	29.30%
Westpac	\$ 4,554,762.73	3.47% - 3.55%	23.61%
ANZ	\$ 3,873,603.04	3.64% - 3.59%	20.08%
CBA	\$ 5,211,648.51	3.48% - 3.17%	27.01%
<b>Total</b>	<b>\$ 19,292,287.61</b>		<b>100.00%</b>

## Conclusion

The Investment Report is presented to Council.

## Attachments

1. Investment Report for the period ended 30 November 2014

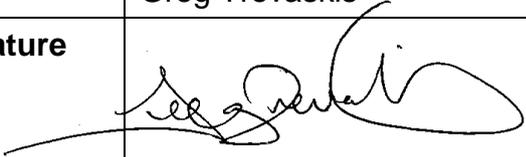
**INVESTMENTS REPORT  
FOR THE PERIOD ENDED 30 NOVEMBER 2014**

No.	Particulars	Interest Rate	Invest. Date	Maturity Date	Period Days	NAB *AA-/Stable/A-1+	Westpac *AA-/Stable/A-1+	ANZ *AA-/Stable/A-1+	CBA *AA-/Stable/A-1+	Total	Interest YTD Accumulated
	<b>RESTRICTED FUNDS</b>										
Adelma	Adelma	3.45%	30-Sep-14	30-Mar-15	181		\$100,576.57			\$100,576.57	\$1,473.89
	<b>TOTAL RESTRICTED FUNDS</b>						<b>\$100,576.57</b>			<b>\$100,576.57</b>	<b>\$1,473.89</b>
	<b>RESERVE INVESTMENTS</b>										
CD-WZ	City Development - Western Zone	3.48%	29-Sep-14	30-Mar-15	182				\$363,965.79	\$363,965.79	\$2,241.14
CD-SW	City Development - Swanbourne	3.48%	29-Sep-14	30-Mar-15	182				\$117,442.98	\$117,442.98	\$1,691.55
WF-Gen	Welfare - General	3.48%	29-Sep-14	30-Mar-15	182				\$278,483.91	\$278,483.91	\$4,011.07
WF-NCC	Welfare - NCC	3.48%	29-Sep-14	30-Mar-15	182				\$154,347.18	\$154,347.18	\$2,223.10
Waste	Waste Management	3.48%	29-Sep-14	30-Mar-15	182				\$154,327.68	\$154,327.68	\$2,222.82
BLG_Gen	City Building Reserve - General	3.48%	29-Sep-14	30-Mar-15	182				\$593,158.67	\$593,158.67	\$3,652.42
BLG-PRCC	City Building Reserve - PRCC	3.48%	29-Sep-14	30-Mar-15	182				\$15,088.67	\$15,088.67	\$88.67
PA	Public Art	3.48%	29-Sep-14	30-Mar-15	182				\$3,853.35	\$3,853.35	\$22.64
North	North Street	3.56%	31-Oct-14	30-Apr-15	181	1,127,333				\$1,127,333.06	\$16,683.57
SVS-TW1	Services - Tawarri 1	3.56%	31-Oct-14	30-Apr-15	181	59,424				\$59,423.84	\$879.42
SVS-Gen	Services General	3.50%	7-Oct-14	7-Apr-15	182	866,006				\$866,006.31	\$12,837.99
PLNT	Plant Replacement	3.59%	11-Nov-14	11-May-15	181			\$139,681.58		\$139,681.58	\$3,008.55
SVS-TW2	Services - Tawarri 2	3.59%	11-Nov-14	11-May-15	181			\$102,360.25		\$102,360.25	\$1,549.29
INS	Insurance	3.59%	11-Nov-14	11-May-15	181			\$56,977.13		\$56,977.13	\$862.38
	<b>TOTAL RESERVE INVESTMENTS</b>					<b>\$2,052,763.21</b>	<b>\$0.00</b>	<b>\$299,018.96</b>	<b>\$1,680,668.24</b>	<b>\$4,032,450.41</b>	<b>\$51,974.62</b>
	<b>MUNICIPAL INVESTMENTS</b>										
94	Muni Investment #94 - NAB	3.60%	6-Aug-14	2-Feb-15	180	\$566,556.69				\$566,556.69	\$8,179.99
111	Muni Investment #111 - ANZ	3.63%	26-Nov-14	26-May-15	181			\$1,049,825.61		\$1,049,825.61	\$15,495.03
122	Muni Investment #122 - WBC - CLOSED						\$0.00			\$0.00	\$8,717.11
125	Muni Investment #125 - WBC	3.47%	25-Sep-14	5-Jan-15	102		\$512,245.61			\$512,245.61	\$7,463.27
126	Muni Investment #126 - WBC	3.35%	25-Nov-14	25-Mar-15	120		\$1,012,168.77			\$1,012,168.77	\$12,168.77
127	Muni Investment #127 - NAB	3.60%	25-Jul-14	21-Jan-15	180	\$1,012,624.66				\$1,012,624.66	\$12,624.66
128	Muni Investment #128 - NAB	3.50%	12-Aug-14	10-Dec-14	120	\$1,010,547.95				\$1,010,547.95	\$10,547.95
129	Muni Investment #129 - CBA	3.46%	12-Aug-14	9-Feb-15	181				\$1,010,427.40	\$1,010,427.40	\$10,427.40
130	Muni Investment #130 - WBC	3.42%	12-Nov-14	12-Mar-15	120		\$1,010,472.88			\$1,010,472.88	\$10,472.88
131	Muni Investment #131 - ANZ	3.59%	18-Nov-14	18-May-15	181			\$1,009,886.43		\$1,009,886.43	\$9,886.43
132	Muni Investment #132 - ANZ	3.64%	18-Aug-14	18-Feb-15	184			\$505,484.93		\$505,484.93	\$5,484.93
133	Muni Investment #133 - WBC	3.47%	20-Aug-14	20-Jan-15	153		\$1,009,696.99			\$1,009,696.99	\$9,696.99
134	Muni Investment #134 - NAB	3.50%	20-Aug-14	23-Dec-14	125	\$1,009,780.82				\$1,009,780.82	\$9,780.82
135	Muni Investment #135 - CBA	3.32%	20-Aug-14	19-Jan-15	152				\$1,009,277.81	\$1,009,277.81	\$9,277.81
136	Muni Investment #136 - CBA	3.37%	20-Aug-14	16-Feb-15	180				\$1,009,417.53	\$1,009,417.53	\$9,417.53
137	Muni Investment #137 - ANZ	3.59%	21-Oct-14	21-Apr-15	182			\$1,009,387.11		\$1,009,387.11	\$9,387.11
138	Muni Investment #138 - CBA	3.17%	21-Oct-14	20-Apr-15	181				\$501,857.53	\$501,857.53	\$7,068.49
139	Muni Investment #139 - WBC	3.47%	21-Aug-14	21-Jan-15	153		\$1,009,601.92			\$1,009,601.92	\$9,601.92
	<b>TOTAL MUNICIPAL INVESTMENTS</b>					<b>\$3,599,510.11</b>	<b>\$4,554,186.16</b>	<b>\$3,574,584.08</b>	<b>\$3,530,980.27</b>	<b>\$15,259,260.63</b>	<b>\$175,699.08</b>
	<b>RESERVE &amp; MUNICIPAL TOTAL</b>					<b>\$5,652,273.32</b>	<b>\$4,554,762.73</b>	<b>\$3,873,603.04</b>	<b>\$5,211,648.51</b>	<b>\$19,292,287.61</b>	<b>\$229,147.59</b>

\* Credit Rating - Source: Standard & Poor's

Proportion Portfolio 29.30% 23.61% 20.08% 27.01%

## 13.7 Proposals to the Local Government Advisory Board

<b>Council</b>	16 December 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Phoebe Huigens, Policy & Projects Officer
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	CEO-006920
<b>Previous Item</b>	Item 7, Special Council Meeting 1 October 2013

### Executive Summary

This report has been prepared to enable Council to consider whether it wishes to submit proposals to the Local Government Advisory Board regarding boundary anomalies being created by the amalgamation of the City of Subiaco and the Town of Cambridge.

### Recommendation to Council

#### Council:

Being an affected local government within the meaning of Schedule 2.1 of the *Local Government Act 1995* resolves to submit three (3) proposals to the Local Government Advisory Board, pursuant to clause 2(1) of Schedule 2.1 of the *Local Government Act 1995*, that orders be made by the Governor under that Section which would:

1. Vary the boundary of the district of the City of Nedlands to align with the proposed City of Subiaco boundary, so as to include within it the entire suburb of Mount Claremont;
2. Vary the boundary of the district of the City of Nedlands to include within it the areas of the district of the current City of Subiaco which includes parts of the suburbs of Nedlands and Crawley;
3. Vary the boundary of the district of the City of Nedlands to include within it the area of the district of the City of Perth which includes part of the suburb of Crawley;

As shown in Map 1 and Map 2, attached to this report.

### Strategic Plan

KFA: Governance and Civic Leadership

## Background

During 2013 and 2014, proposals were made to the Local Government Advisory Board (LGAB) for local government boundary changes. Following a public consultation period, the Board made its recommendations to the State Government in October. On October 22 the State Government announced its decision on reform for Perth's metropolitan local governments.

The Government announced that a boundary adjustment would occur to join the City of Subiaco and the Town of Cambridge to form a larger City of Subiaco. This boundary adjustment will result in the loss of 424 rateable properties and approximately 1272 residents (the suburb of Floreat) from the City of Nedlands to the expanded City of Subiaco. The proposed amalgamation also creates some boundary anomalies which will be addressed in the Discussion section of this report.

### Key Relevant Previous Council Decisions:

At its Special Council Meeting of 1 October 2013, the City resolved *not* to make a proposal to the Local Government Advisory Board on the grounds that:

- a. the City has initiated a process of independent survey to determine the specific wishes of the community on this matter;
- b. the City needs to know whether there is going to be a change in the Local Government Act 1995 with respect to the removal of the community poll provisions that will have a material impact on the process by which changes are made;
- c. the City does not know how much any proposed merger will cost and how much of this cost will be paid by the residents of the affected areas; and
- d. the City is not satisfied the proposed creation of a new G7 local government for the Western Suburbs is in the best interests of the electors, ratepayers and residents of the City of Nedlands or the other affected districts.

The Minister since this time has abandoned the suggestion of creating a G7 Council, and is now progressing the amalgamation of the City of Subiaco and the Town of Cambridge. An amalgamation of the remaining five western suburbs Councils is not being progressed at this time.

## Consultation

Required by legislation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Required by City of Nedlands policy:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

## Legislation / Policy

Section 2.1 of the *Local Government Act 1995* relating to the State divided in to districts.

Schedule 2.1 of the *Local Government Act 1995* relating to Provisions about creating, changing the boundaries of and abolishing districts.

## Budget/Financial Implications

Within current approved budget: Yes  No   
 Requires further budget consideration: Yes  No

## Risk Management

Without the City of Nedlands submitting a proposal to the Local Government Advisory Board, these communities could be left outside of local government boundaries, or be absorbed by local governments which do not share communities of interest with these areas.

## Discussion

The boundary adjustment being proposed to amalgamate the City of Subiaco and the Town of Cambridge will result in the loss of 424 rateable properties and approximately 1272 residents (the suburb of Floreat) from the City of Nedlands to the expanded City of Subiaco. The proposed amalgamation also creates some boundary anomalies. The City of Nedlands seeks to assist the State Government with their Metropolitan Local Government Reform process by rationalising these anomalies. As detailed below, the City proposes that the City of Nedlands boundary be adjusted to encompass three small sections of adjacent land which will resolve the boundary anomalies.

### 1. Mount Claremont

The new City of Subiaco boundary in the area of Mount Claremont does not align with the current City of Nedlands boundary. This leaves a small area of Mount Claremont outside the boundaries of any local government authority. This area is shown in Map 1, attached. This area contains 104 rateable properties and approximately 300 residents.

The City of Nedlands proposes a boundary adjustment to align with the proposed City of Subiaco boundary.

### 2. QEII/UWA Precinct

The new City of Subiaco boundary runs along Aberdare Road, north of the QEII Hospital Precinct. This results in a small section of the current City of Subiaco located outside the boundaries of any local government authority. This section is shown in the diagram below, enclosed by the orange border. This area contains the QEII Hospital Precinct, the University of Western Australia, 938 rateable properties and approximately 2345 residents. The City of Nedlands proposes a boundary adjustment to absorb this section in to the City of Nedlands. This boundary adjustment is consistent with the Local Government Advisory Board's recommendations regarding Proposal 24 (Mosman Park/Peppermint Grove/Cottesloe/Claremont/Nedlands) within its Metropolitan Local Government District Inquiries Report September 2014.

### 3. Crawley

The blue section in in the diagram above is currently within the City of Perth. This is an historical boundary anomaly which means this very small section of the larger suburb of Crawley finds itself in a different local government authority than the majority

of the suburb, and is disconnected from its local government by a significant land mass, Kings Park. This section would be better serviced by the closest local government, being the expanded City of Nedlands. This section contains more than 20 private residences and a number of UWA residential colleges. An estimated population of 1000 people live in this area, however the residential colleges are likely vacant outside of the University semesters. Nedlands proposes a boundary adjustment to include this section of Crawley within the adjacent local government, the expanded City of Nedlands. This boundary adjustment is consistent with the Local Government Advisory Board's recommendations regarding Proposal 24 (Mosman Park/Peppermint Grove/Cottesloe/Claremont/Nedlands) within its Metropolitan Local Government District Inquiries Report September 2014.

### Viability of Local Government

The City of Nedlands will cede 424 rateable properties and 1272 residents to the City of Subiaco when the amalgamation of the City of Subiaco and the Town of Cambridge takes effect. The City of Nedlands proposes three boundary adjustments to resolve anomalies created by this amalgamation. These adjustments will also compensate the City of Nedlands for its loss of 424 rateable properties (approximately 5% of the total). The proposed boundary adjustments would result in the following adjustments:

From	To	Rateable properties being transferred to/from the City of Nedlands
City of Nedlands	Town of Cambridge	-424
Town of Cambridge	City of Nedlands	104
City of Subiaco	City of Nedlands	938
City of Perth	City of Nedlands	20 + UWA Colleges
<b>Net result for the City of Nedlands</b>		<b>Gain 938 rateable properties + UWA Colleges</b>

### Conclusion

The boundary adjustment being proposed to amalgamate the City of Subiaco and the Town of Cambridge will result in the loss of 424 rateable properties and approximately 1272 residents (the suburb of Floreat) from the City of Nedlands to the expanded City of Subiaco.

The amalgamation will also result in small sections of Mount Claremont and Nedlands/Crawley which will find themselves outside of any local government boundaries.

The amalgamation does not address an historical boundary anomaly which situates a small section of the suburb of Crawley within the City of Perth's boundaries, rather than the City of Subiaco which contains the greater portion of the suburb of Crawley.

Being an affected local government within the meaning of Schedule 2.1 of the *Local Government Act 1995*, Administration recommends that Council submit three (3) proposals to the Local Government Advisory Board to vary the boundary of the district of the City of Nedlands to encompass three small sections of adjacent land which will resolve the three identified boundary anomalies.

## Attachments

- Map 1 Variation of the boundary of the district of the City of Nedlands to align with the proposed City of Subiaco boundary, so as to include within it the entire suburb of Mount Claremont
- Map 2 Vary the boundary of the district of the City of Nedlands to include within it:
1. the areas of the district of the current City of Subiaco which includes parts of the suburbs of Nedlands and Crawley);
  2. the area of the district of the City of Perth which includes part of the suburb of Crawley.



**Map 2 – Vary the boundary of the district of the City of Nedlands to include within it:**

- 1. the areas of the district of the current City of Subiaco which includes parts of the suburbs of Nedlands and Crawley (illustrated by the orange boundary);**
- 2. the area of the district of the City of Perth which includes part of the suburb of Crawley (illustrated by the blue boundary).**



**14. Elected Members Notices of Motions of Which Previous Notice Has Been Given**

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

**15. Councillor Hassell – Municipal Heritage Register**

On 4 December 2014, Councillor Hassell gave notice of his intention to move the following at this meeting.

Motion

**Council Resolves:**

- 1. To request that administration as a matter of priority review the Palassis recommendations;**
- 2. Produce from it a Municipal Inventory which,**
  - a. Is based on properties included in the current list;**
  - b. Does not include any extension of the structure of the scheme, such as to establish precincts;**
  - c. Principally includes newly recommended properties which are public properties;**
  - d. Provides for a minimalist extension based on the clearest need in relation to private dwellings or which the owners have expressed willingness to see included in the list.**
- 3. (a) Heritage classifications and listings should be in categories and classes under existing rules as to protection, and  
(b) there should be no further inclusions in the TPS.**

Reasons for the Motion

- a. The finalisation of the review of the municipal heritage register has not been completed;
- b. This is attributable to,
  - Disagreements among Councillors as to the extent of reach of the Nedlands heritage list arising from the very long list and other proposals (such as for precincts and groups) included in the report of Palassis, Architects, who were commissioned to advise the Council;
  - Concern for the proper protection of private property rights and in particular the view that private landowners should not be required to bear the cost of preserving assets regarded as of particular value to the community; and

- Lack of budget provision for a rates concession scheme formulated to encourage voluntary heritage listing where appropriate.
- c. It is desirable to see the heritage review completed due to the uncertainty of the amalgamation outcome.
- d. This motion gives proper guidance to the administration for the completion of an outcome that may be agreed by Council and conclude the matter.

### **Administration Comment**

For clarity, the following must be noted;

- A Municipal Inventory (MI) is the list of properties and places within the local government that have cultural heritage significance and is not required to have any relationship to a Town Planning Scheme.
  - A Heritage List is the modern term used when referring to the list of properties that are protected under a Town Planning Scheme.
  - The only way a local government can protect buildings of heritage significance is under the Scheme.
- (i) It is desirable that an updated MI, based on the Palassis document, is finalised. This will ensure the City has fulfilled its obligations under the *Heritage of Western Australia Act 1990* and give certainty to property owners.

(ii)(a-d)

Administration would recommend the MI include the properties identified in the Palassis document (in general, there are potential minor changes), but in a format that is easier to understand.

The document produced by Palassis is based on current best practice, but exceeds the needs of the City of Nedlands at this time, and its complexity has resulted in confusion and uncertainty. The Palassis document includes sections relating to protection strategies and heritage precincts that are considered superfluous at this time. A simple index of the places with heritage significance, and their associated Place Records is likely to be sufficient to serve as a MI for the City.

This simplified MI can include a statement or explanation to clarify the following;

- The MI is not to be considered the Heritage List.
- There are no development controls that are associated with inclusion on the MI.

Reducing the MI document to this simple format will decrease potential confusion as to the implications of inclusion on a MI. Consultation with property owners must be completed in order to fulfil the requirements of the *Act* (relevant section reproduced below).

**45. Local government to compile etc. inventory of buildings with cultural heritage significance**

- (1) *A local government shall compile and maintain an inventory of buildings within its district which in its opinion are, or may become, of cultural heritage significance.*
- (2) *The inventory required by subsection (1) shall be compiled no later than 4 years from the commencement of this Act and shall be —*
  - (a) updated annually; and*
  - (b) reviewed every 4 years after compilation.*
- (3) *A local government shall provide the Council with a copy of the inventory compiled pursuant to this section.*
- (4) *A local government shall ensure that the inventory required by this section is compiled with proper public consultation.*

Alternative wording for part (ii) of the Motion may be;

*‘Produce from it a simple Municipal Inventory that also clarifies the way in which the document will be used.’*

- (iii)(a) Administration recommends that a simplified MI include refined/simple categories that reflect that there are no protection measures in place or proposed at this time.
- (b) This reflects ‘status quo’ in relation to heritage protection under the TPS2. Clause 5.9 of TPS2 does protect ‘places of natural beauty and historic buildings and objects of historic or scientific interest’. The places protected under this clause are reproduced below. To vary this list (add or remove places) a scheme amendment is required.
  - Gallop House Reserve 27111 The Esplanade, Nedlands
  - Directors House and Garden Lot 65 and 40614 Grainger Drive, Mt Claremont
  - Swanbourne Hospital Conservation Area Lot 171 Heritage Lane, Mt Claremont
  - Irwin Barracks Army Magazine Buildings Stubbs Terrace, Mt Claremont
  - Oxnam Native Plant Garden No. 55 Philip Road, Dalkeith
  - Cork Oak Karrakatta Cemetery, Railway Road, Karrakatta
  - Tom Collins House Reserve A 7804 Allen Park, Swanbourne
  - Sunset Mens Home Reserve A 1667 Jutland Parade Dalkeith

A potential risk has been identified in this option. The draft *Planning and Development (Local Planning Schemes) Regulations 2014* currently being advertised by the State Government may have an impact on heritage protection in the City as Clause 5.9 of TPS2 is worded in a now outdated fashion. This risk could not be confirmed prior to this Motion.

Alternative to the ‘status quo’, Council may establish a draft Heritage List pursuant to the Scheme, having regard to the places identified in the MI. The

Heritage List could be minimal, including principally public properties of outstanding heritage significance (ie, reflect points ((ii) a-d) of the Motion).

Alternative Motion

- (i) *To request that administration as a matter of priority review the Palassis recommendations;*
- (ii) *'Produce from it a simple Municipal Inventory that also clarifies the way in which the document will be used.*
- (iii) *(a) Heritage classifications and listings should be in categories and classes under existing rules as to protection, and  
(b) there should be no further inclusions in the TPS.*

**Attachments:**

1. State Planning Policy



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# WESTERN AUSTRALIAN PLANNING COMMISSION

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STATE PLANNING POLICY 3.5

## HISTORIC HERITAGE CONSERVATION

Prepared under Part 3 of the  
*Planning and Development Act 2005*  
by the Western Australian Planning Commission



**CONTENTS****1. CITATION****2. INTRODUCTION AND BACKGROUND****3. APPLICATION OF POLICY****4. OBJECTIVES****5. THE STATUTORY FRAMEWORK****6. POLICY MEASURES**

6.1 Identification and assessment

6.2 Designation of heritage areas

6.3 The difference between heritage areas and urban character areas

6.4 Establishment of heritage lists

6.5 Relevant considerations for development assessment

6.6 Development control principles

6.7 Planning schemes and strategies

**7. IMPLEMENTATION**



**1 CITATION**

This is a State Planning Policy made under part 3 of the *Planning and Development Act 2005*. This policy may be cited as State Planning Policy 3.5 Historic Heritage Conservation.

**2 INTRODUCTION AND BACKGROUND**

This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage.

Aboriginal heritage is protected by the *Aboriginal Heritage Act 1972*. This policy does not apply to the conservation of Aboriginal heritage except in cases where Aboriginal heritage places or areas are entered in the state register, a local heritage list or are located within a designated area.

The conservation of natural heritage is protected by other Acts. This policy does not apply to the conservation of natural heritage except in cases where natural heritage forms part of a place of historic cultural heritage significance.

This policy applies principally to historic cultural heritage including heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archeological sites with or without built features, such as Cape Inscription at Dirk Hartog Island. This policy applies to places and areas of significance at both State and local level.

Western Australia has a rich historic heritage that is a significant asset for the State. The protection and management of that heritage is important to our social, environmental and economic prosperity.

Heritage supports urban and rural amenity by providing familiarity and the presence of landmarks, by underpinning our 'sense of place', and by enhancing the quality of our built environment generally.

Heritage conservation can aid economic prosperity by contributing to the attractiveness of the living and working environment, and encouraging investment in a locality or region from homeowners, investors and tourists. The avoidable loss of buildings through demolition and neglect is a waste of economic as well as environmental resources.

As set out in the State Sustainability Strategy, heritage conservation and sustainable economic development should be seen as complementary rather than conflicting objectives. Most heritage places can be put to good economic use for commercial, residential or other purposes. Adaptation of buildings for new uses will often be the key to conservation of heritage places that no longer serve their original function, and will often require imagination and flexibility. Exercising effective controls over land use, density and plot ratios through town planning schemes and other planning controls is an important practical way in which the planning system can contribute to heritage conservation outcomes.

Tensions between those committed to retaining the best from the past, and those committed to building the new or optimising property investments, are common to most modern societies. The planning system provides one of the mechanisms by which those tensions can be resolved.

Effectively conserving, using and managing State and local heritage assets, therefore, requires a balanced, integrated and imaginative approach which properly takes into account the views of landowners, the community, and State and local governments. The Historic Heritage Conservation policy promotes and facilitates such an approach.

**3 APPLICATION OF POLICY**

The policy applies throughout Western Australia.

**4 OBJECTIVES**

The objectives of this policy are—

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

**5 THE STATUTORY FRAMEWORK**

The identification, conservation and protection of places and areas of State heritage significance are provided for in the *Heritage of Western Australia Act 1990*. The Act provides for the compilation of the state heritage register by the Heritage Council and Heritage Minister.

Any development to a state-registered place requires approval from the responsible planning authority, usually the Western Australian Planning Commission (WAPC) or a local government, on the advice of the Heritage Council.

The identification of places and areas of local heritage significance is provided for in the *Heritage of Western Australia Act 1990*, which requires all local governments to identify heritage places in local government inventories (formerly 'municipal inventories').

The conservation and protection of places and areas of local heritage significance is provided for in the *Planning and Development Act 2005*, which enables local governments to protect heritage places and objects in local planning schemes.

Model provisions for local heritage are set out in the Model Scheme Text contained in the *Town Planning Amendment Regulations 1999*. All new schemes or amendments prepared since gazettal of the Model Scheme Text are required to conform to the model provisions, including those for heritage. Schemes that predate the Model Scheme Text may contain heritage provisions that vary from the standard model.

The Model Scheme Text provides that the normal permitted development rights do not apply in respect of a place entered in a heritage list, or located in a heritage area. This means that planning approval is required for the demolition of, or in specific circumstances internal alterations to, a place entered in a heritage list or in the state register. Planning approval is also required for the demolition of any building, or the erection or extension of a single house within a heritage area.

Also, additional information may be required by a local government to accompany applications that relate to a place entered in a heritage list or located within a heritage area. The additional information may include street elevations, details of building materials and other finishes, and details of adjacent buildings. The effect of a proposal on a heritage place or heritage area becomes a relevant matter to be considered by a local government in considering an application for planning approval.

## **6 POLICY MEASURES**

### **6.1 Identification and assessment**

The Heritage Council is responsible for the identification, assessment and registration of places of State significance.

Local governments should identify places of local significance through the compilation and review of local government inventories, in accordance with assessment criteria and other relevant guidelines published by the Heritage Council. The local government inventory is a survey that may be used to identify places for inclusion in heritage areas and a heritage list under the local planning scheme. The inventory does not have statutory force and effect in terms of planning controls.

### **6.2 Designation of heritage areas**

Heritage areas are designated under local town planning schemes.

A heritage area should always be designated on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area. This information may be provided within a local government inventory or in other supporting assessment documentation.

In designating a heritage area, the local government is required to adopt a local planning policy that sets out the objectives and guidelines for conserving the significant heritage fabric of the area.

### **6.3 The difference between heritage areas and urban character areas**

It is important to distinguish between “historic heritage significance” and “urban or neighbourhood character”. Not all areas of urban or neighbourhood character have a level of historic heritage significance which warrants protection.

Urban character is essentially identified by built form and age, topography, open space, streetscape, land use and activity, and all areas exhibit some form of urban character. However planning controls in urban character areas do not necessarily require restrictions on demolition or building design.

### **6.4 Establishment of heritage lists**

A heritage list established pursuant to a local planning scheme should be compiled having regard to the places identified in the inventory. A local government may elect to include all of those places in its heritage list, or may include a smaller sub-set of places.

The standard procedures for the compilation of a heritage list are set out in the Model Scheme Text.

The inclusion or exclusion of places from a heritage list should be based on their degree of historic heritage significance, supported by the findings in the inventory, irrespective of whether they are privately or publicly owned.

### **6.5 Relevant considerations for development assessment**

The Model Scheme Text provisions require local governments in considering applications for planning approval to have regard, amongst other things, to—

- The conservation and protection of any place or area that has been registered in the register of heritage places under the Heritage Act or is the subject of a conservation order under the Act, or which is included in the heritage list under clause 7.1 of the scheme, or which is designated as a heritage area under clause 7.2 of the scheme.
- Whether the proposed development will adversely affect the significance of any heritage place or area, including any adverse effect resulting from the location, bulk, form or appearance of the proposed development.

In addition to these broad considerations, local governments should also have regard to the following specific matters.

***Alterations, extensions, change of use or demolition affecting a heritage place (including a place within a heritage area)***

- The level of heritage significance of the place, based on a relevant heritage assessment.
- Measures proposed to conserve the heritage significance of the place and its setting.
- The structural condition of the place, and whether the place is reasonably capable of conservation.
- Whether the place is capable of adaptation to a new use which will enable its retention and conservation.

***Development within a heritage area***

- Whether the proposed development responds sympathetically to the heritage values of the area as a whole and that part of the heritage area in the vicinity of the proposed development.
- Whether the siting, scale, style and form, materials and finishes of the proposed development responds sympathetically to the heritage values of the area.
- The local planning policy for the heritage area including any places designated of heritage significance and the objectives and guidelines for conservation and enhancement of the heritage area.

**6.6 Development control principles**

The following development control principles should be applied in considering planning applications in relation to a place entered in a heritage list, a place or area entered in the state register, or a heritage area designated pursuant to a local planning scheme.

The weight given to heritage as a consideration will vary, depending on the degree of significance of a place or area, and relevant economic, social or environmental factors that may apply.

***Alterations, extensions or change of use affecting a heritage place***

- Development should conserve and protect the cultural significance of a heritage place based on respect for the existing building or structure, and should involve the least possible change to the significant fabric.
- Alterations and additions to a heritage place should not detract from its significance and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it.
- In some cases, the conservation and protection of a heritage place may require a change of use to ensure a reasonable beneficial use or return. Sympathetic adaptation and change of use should be supported in such cases.
- Development should be in accordance with any local planning policies relating to heritage.

***Demolition of a heritage place (including a place within a heritage area)***

- Demolition of a State heritage place is rarely appropriate and should require the strongest justification. Demolition of a local heritage place should be avoided wherever possible, although there will be circumstances where demolition is justified. The onus rests with the applicant to provide a clear justification for it.
- Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected. Consideration of a demolition proposal should be based upon the significance of the building or place; the feasibility of restoring or adapting it, or incorporating it into new development; the extent to which the community would benefit from the proposed redevelopment; and any local planning policies relating to the demolition of heritage places.

***Development within a heritage area***

- Development within a heritage area should respect and complement the heritage significance of the area as identified in the local planning policy. A respectful design approach gives special consideration to the siting, scale, architectural style and form, materials and finishes of the proposed development in relation to its neighbours, without copying historic detailing or decoration.
- Alterations and additions to existing buildings should be designed and sited in a manner that respects and complements the heritage significance of the area.
- A general presumption should apply in favour of retaining buildings that make a positive contribution to the significance of the area.
- Approval for demolition, if granted, may be accompanied by a requirement for an acceptable redevelopment proposal to avoid gap sites. If redevelopment is likely to be delayed, consideration should be given to the interim use of the land including a

requirement for sympathetic treatment such as facade retention, landscaping or boundary treatment.

- Any new buildings erected in heritage areas should be designed and sited in a way that respects and complements the heritage significance of the area. New construction that is imaginative, well designed and harmonious should not be discouraged.

#### **6.7 Planning schemes and strategies**

The WAPC and local governments should have regard to heritage places and areas in formulating planning schemes and strategies. Care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.

Effective heritage protection requires an integrated approach involving not only regulation, but also promotion and incentives.

The Model Scheme Text provides for flexibility in the application of planning controls to realise positive heritage outcomes while also helping meet the expectations and aspirations of property owners. Incentives may include the relaxation of planning requirements in relation to land use, density, plot ratio, car parking or other works.

### **7 IMPLEMENTATION**

This policy deals with those aspects of heritage that interact most directly with the planning system. The policy advocates a positive approach, and emphasises the importance of reconciling heritage protection with property owners' expectations and the demand for new development opportunities.

The State Government has a role in support of this policy through—

- establishment of the State heritage register
- giving advice, support and information to local government in relation to heritage surveys, planning schemes and other conservation matters
- sound heritage management of public buildings by State government agencies
- ensuring that due regard is given to heritage significance in development assessment, planning schemes and planning strategies.

Local government has a role in support of the policy through—

- ensuring that heritage provisions in local planning schemes are consistent with the Model Scheme Text
- ensuring that heritage places and areas are carefully identified consistent with the common standards provided by the Heritage Council
- ensuring that due regard is given to heritage significance in development assessment, planning schemes and planning strategies
- adopting local planning policies affecting places entered in heritage lists.

**16. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 24 February 2015.**

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

Notices of motion for consideration at the Council Meeting to be held on 24 February 2015 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

**17. Urgent Business Approved By the Presiding Member or By Decision**

Any urgent business to be considered at this point.

**18. Confidential Items**

Any confidential items to be considered at this point.

**Declaration of Closure**

There being no further business, the Presiding Member will declare the meeting closed.



Greg Trevaskis  
**CHIEF EXECUTIVE OFFICER**